

TRUSTEE'S DEED—Fee-Simple—City or County—Chancery Form.—Form 4.

FRIEDMAN, GLORIOSO, COHEN & MacFADYEN, P.A.

P&G #13,863

This Deed, Made this 30th day of September, in the year one thousand nine hundred and seventy-five, between ALVIN E. FRIEDMAN,

Trustee, as hereinafter mentioned, of the one part and YORKRIDGE FEDERAL SAVINGS AND LOAN ASSOCIATION OF BALTIMORE COUNTY, a body corporate duly incorporated under the laws of the United States of America, of the second part.

WITNESSETH, Whereas by a decree of the Circuit Court for Baltimore County, dated on the 22nd day of May, in the year one thousand nine hundred and seventy-four and passed in a cause in said Court, between Yorkridge Federal Savings and Loan Association of Baltimore County,

Complainant, and Gwynn Oak Amusement Park, Inc., Arthur B. Price, Jr., James F. Price and David W. Price, (Case No. 79897 Docket 102 folio 243) Defendants, the above named

Alvin E. Friedman----- was appointed Trustee with authority to sell the real estate in the proceedings in said cause mentioned; and the said Trustee, after complying with all the previous requisites of the decree, did on or about the 25th day of June, in the year one thousand nine hundred and seventy-four sell unto the said Yorkridge Federal Savings and Loan Association of Baltimore County,

at and for the sum of Four Hundred Fifteen Thousand (\$415,000.00)-- Dollars, current money, the aforesaid property, situate in Baltimore County and State of Maryland, thus described: ~~Beginning four thousand~~

BLOCK

(See Attached Exhibit "A" for Property Description)

0021*** 2992270CE 28-75 100
005102** 2992711CE 28-75 50
056950 2992722CE 28-75 50
05956550 2992722# 28-75 100

27 19 1980

6225.00 MSC

EXHIBIT "A"

BEGINNING for the same at a point in the second line of the parcel of land thirdly described in Deed from William Schwarz et al to The Walbrook, Gwynn Oak and Powhatan Railroad Company, dated September 22, 1894 and recorded among the Land Records of Baltimore County in Liber L.M.B. No. 207, folio 267, etc., at a point distant 20 feet northerly, measured at right angles from the center between the tracks of the Baltimore Transit Company, as formerly constructed, and running thence binding reversely on part of said second line, north 18 degrees 47 minutes 30 seconds west 33.27 feet to the end of the first line of said third parcel; thence binding reversely on said first line, north 71 degrees 12 minutes 30 seconds east 242 feet to an iron pipe set where a stone formerly stood at the beginning of said third parcel and the beginning of the land described in Deed from Nicholas M. Smith et al to The Walbrook, Gwynn Oak and Powhatan Railroad Company, dated December 11, 1894 and recorded among said Land Records in Liber L.M.B. No. 208, folio 318; thence running with and binding on the outlines of the land described in said last mentioned Deed, the three following courses and distances, to wit: north 24 degrees 57 minutes 30 seconds east 2349.77 feet to a granite stone heretofore set at the southeast side of a stone wall; south 73 degrees 03 minutes 50 seconds east 220.58 feet to a marble stone heretofore set and south 85 degrees 34 minutes 50 seconds east 627 feet to the southwest side of Gwynndale Avenue, 50 feet wide; thence binding on the southwest side of Gwynndale Avenue, south 32 degrees 30 minutes 30 seconds east 991.65 feet and south 23 degrees 45 minutes east 660.80 feet to the beginning of the parcel of land secondly described in Deed from The United Railways and Electric Company of Baltimore et al to Ephriam Macht, dated May 26, 1925 and recorded among said Land Records in Liber W.P.C. No. 613, folio 247; thence running with and binding on the first and part of the second lines of said second parcel, south 57 degrees 17 minutes 20 seconds west 150 feet and south 11 degrees 15 minutes west 269.88 feet to the northernmost side of Gwynn Oak Avenue, as constructed by the State Roads Commission of Maryland; thence binding on said side of Gwynn Oak Avenue, as so constructed, the eight following courses and distances, to wit: north 84 degrees 47 minutes west 129.39 feet; north 33 degrees 11 minutes west 120.15 feet; northwesterly, by a line curving toward the west, with a radius of 706 feet and a chord which bears north 40 degrees 20 minutes 30 seconds west 175.95 feet, the distance of 176.41 feet; north 47 degrees 30 minutes west 89.92 feet; northwesterly by a line curving toward the west, with a radius of 1358.22 feet and a chord which bears north 54 degrees 16 minutes 30 seconds west 320.48 feet, the distance of 321.21 feet; north 61 degrees 03 minutes west 175.67 feet; northwesterly, by a line curving toward the west, with a radius of 293.93 feet and a chord which bears north 83 degrees 15 minutes 30 seconds west 222.20 feet, the distance of 227.86 feet; and south 74 degrees 32 minutes west 155.38 feet to the point distant 20 feet northwesterly, measured at right angles, from the center between the tracks of the Baltimore Transit Company, as formerly constructed, and thence parallel with and 20 feet northwesterly from the center between said tracks, the eight following courses and distances, to wit: southwesterly, by a line curving toward the south, with a radius of 452.78 feet and a chord which bears south 57 degrees 20 minutes 30 seconds

(continued)

EXHIBIT "A"

west 267.66 feet, the distance of 271.71 feet; south 40 degrees 09 minutes west 156.78 feet; southwesterly, by a line curving toward the south, with a radius of 472.96 feet and a chord which bears south 32 degrees 43 minutes 15 seconds west 122.31 feet, the distance of 122.65 feet; south 25 degrees 17 minutes 30 seconds west 51.49 feet; southwesterly, by a line curving toward the west, with a radius of 433.56 feet and a chord which bears south 44 degrees 06 minutes 15 seconds west 279.62 feet, the distance of 284.71 feet; south 62 degrees 55 minutes west 632.52 feet; southwesterly, by a line curving toward the west, with a radius of 207.92 feet and a chord which bears south 82 degrees 69 minutes west 136.98 feet, the distance of 139.59 feet and north 78 degrees 37 minutes west 199.96 feet to the place of beginning. Containing 63.75 acres of land, more or less.

THE courses are referred to the Magnetic Meridian of the survey of Gwynn Oak Avenue, dated October 6, 1905 and recorded among the Land Records of Baltimore County in Plat Book No. 2, folio 160.

SAVING AND EXCEPTING therefrom, however, (1) all that portion thereof which by Deed dated September 28, 1955 and recorded among said Land Records in Liber G.L.B. No. 2612, folio 425, was granted and conveyed by Arthur B. Price and wife to County Commissioners of Baltimore County (now Baltimore County, Maryland), in fee simple. (2) All that portion thereof which by Deed dated January 30, 1967, and recorded among the Land Records of Baltimore County, in Liber OTG No. 4727, folio 506, was granted and conveyed by Gwynn Oak Amusement Park, Inc., and Maryland National Bank, Mortgagee, to Baltimore County, in fee simple. (3) All that portion thereof which is the subject of a condemnation suit entitled "State Roads Commission of Maryland acting for and on behalf of the State of Maryland v. Gwynn Oak Amusement Park, Inc., et al", in the Circuit Court for Baltimore County, Condemnation Docket 7, folio 73 and Condemnation File No. 1180.

BEING the same property which by Deed dated April 9th, 1964 and recorded among the Land Records of Baltimore County in Liber RRG No. 4285, folio 164, was granted and conveyed by Mary E. Price, widow, et al to the within named Mortgagor, in fee simple.

AND WHEREAS, the aforesaid sale has been duly reported to, and ratified and confirmed by the said Circuit Court for Baltimore County on September 24, 1975, and whereas the purchase money aforesaid has been fully paid and satisfied to the said Trustee, he is authorized by the said decree to execute these presents.

NOW THIS DEED WITNESSETH, that the said Alvin E. Friedman,

Trustee, as aforesaid for and in consideration of the premises, and of the sum of Four Hundred Fifteen Thousand (\$415,000.00)----- Dollars, current money, to him in hand paid by the said Yorkridge Federal Savings and Loan Association of Baltimore County,----- at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, do es grant unto the said Yorkridge Federal Savings and Loan Association of Baltimore County, its successors and assigns, in fee simple, ~~XXXXXXXXXXXXXXXXXXXX~~ all the property hereinbefore described, with its appurtenances, and all the right, title, interest and estate of the parties to the aforesaid decree, both at law and in equity, in and to the same.

TO HAVE AND TO HOLD the aforesaid property, with its appurtenances, unto the said Yorkridge Federal Savings and Loan Association of Baltimore County, ~~its successors and assigns, forever.~~ its successors and assigns, forever.
WITNESS the hand and seal of the said Trustee.

TEST:

Shirley J. Sampson
Shirley J. Sampson

Alvin E. Friedman
Alvin E. Friedman, Trustee [SEAL]

..... [SEAL]

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I Hereby Certify, that on this 30th day of September, in the year one thousand nine hundred and seventy-five, before me, the subscriber, a Notary Public----- of the State of Maryland, in and for the City of Baltimore----- aforesaid, personally appeared

Alvin E. Friedman, Trustee

and he acknowledged the foregoing Deed to be his act.

Rec'd for record OCT 28 1975 at *PH*
Per Elmer H. Kahline, Jr., Clerk
Mail to *Friedman, Alvin et al*
Receipt No. *1200*

Shirley J. Sampson
Shirley J. Sampson, Notary Public
My Commission Expires: *July 1, 1978*
BALTIMORE CITY, MD. * NOTARY