

CODE: 12-R---197
 J.O. 12.200.7
 District 1
 Account No.

THIS DEED, made this 26th day of July, in the year 1977, by and between YORKRIDGE FEDERAL SAVINGS & LOAN ASSOCIATION OF BALTIMORE COUNTY, a body corporate duly incorporated under the laws of the United States of America, Party of the First Part, and BALTIMORE COUNTY, MARYLAND, a body corporate and politic, Party of the Second Part.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Party of the First Part does grant and convey unto the said BALTIMORE COUNTY, MARYLAND, a body corporate and politic, its successors and assigns, in fee simple, all that lot and parcel of ground situate, lying and being in the First Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at the intersection of the southerly right-of-way line of Piedmont Avenue as now laid out and existing and the southwesterly right-of-way line of Gwynndale Avenue (50 feet wide) as now laid out and existing, running thence with said southwesterly right-of-way line of Gwynndale Avenue the following two courses, South 38 degrees 25 minutes 6 seconds East, 991.65 feet to a point, thence South 29 degrees 49 minutes 51 seconds East, 557.78 feet to a point at the end of the third or North 33 degrees 1 minute East, 140 foot line as described in a deed from Arthur B. Price, et ux, et al, to County Commissioners of Baltimore County dated 1955 and recorded among the Land Records of Baltimore County, Maryland in Liber C.L.B. 2812, Folio 425, thence running reversely with said deed following three courses, South 31 degrees 30 minutes 00 seconds West, 140.82 feet to a point, thence South 1 degree 55 minutes 26 seconds West, 55.92 feet to a point, thence North 50 degrees 55 minutes 00 seconds East, 155 feet to a point on the aforesaid southwesterly right-of-way line of Gwynndale Avenue and running thence with said right-of-way line South 29 degrees 49 minutes 51 seconds East, 10.12 feet, thence leaving said road South 50 degrees 55 minutes 00 seconds West, 150 feet to a point, thence South 4 degrees 42 minutes 4 seconds West, 268.67 feet to a point, thence South 89 degrees 8 minutes 49 seconds West, 129.38 feet to a point on the northerly right-of-way line of Gwynn Oak Avenue, as shown on State Road's Commission of Maryland Plat No. 17900, 31470 and 31471 for the following thirty courses, thence North 39 degrees 15 minutes 11 seconds West, 120.16 feet to a pipe found at a point of curvature, thence 176.41 feet along the arc of a curve deflecting to the left with a radius of 706 feet, having a long chord bearing and distance of North 46 degrees 24 minutes 41 seconds West, 175.95 feet to a pipe found at a point of tangency, thence North 53 degrees 34 minutes 11 seconds West, 89.92 feet to a pipe found at a point of curvature, thence 321.21 feet along the arc of a curve deflecting to the left with a radius of 1358.22 feet, having a long chord bearing and distance of North 60 degrees 20 minutes 21 seconds West, 320.48 feet to a pipe found at a

TRANSFER TAX NOT REQUIRED

Walter R. Richardson

Director of Finance

BALTIMORE COUNTY, MARYLAND

Per: *Alan J. [Signature]*

By: *Alan J. [Signature]* 8/22/77

point of tangency, thence North 67 degrees 7 minutes 11 seconds West, 175.67 feet to a point of curvature, thence 227.86 feet along the arc of a curve deflecting to the left with a radius of 293.93 feet, having a long chord bearing and distance of North 89 degrees 19 minutes 41 seconds West, 222.20 feet to a point of tangency, thence South 68 degrees 27 minutes 49 seconds West, 155.38 feet to a point of curvature, thence 35.70 feet along the arc of a curve deflecting to the left with a radius of 452.78 feet, having a long chord bearing and distance of South 66 degrees 12 minutes 17 seconds West, 35.69 feet to a point, thence North 26 degrees 3 minutes 16 seconds West, 1.37 feet to a point, thence South 66 degrees 17 minutes 51 seconds West, 53.67 feet to a point, thence South 55 degrees 16 minutes 37 seconds West, 53.79 feet to a point, thence South 50 degrees 59 minutes 47 seconds West, 54.24 feet to a point, thence South 33 degrees 00 minutes 49 seconds West, 54.37 feet to a point, thence South 61 degrees 58 minutes 11 seconds West 31.46 feet to a point, thence South 27 degrees 44 minutes 27 seconds West, 74.50 feet to a point, thence South 42 degrees 04 minutes 18 seconds West, 63.36 feet to a point, thence South 28 degrees 52 minutes 08 seconds West, 40.90 feet to a point, thence South 17 degrees 29 minutes 51 seconds West, 90.72 feet to a point, thence South 31 degrees 28 minutes 04 seconds West, 65.68 feet to a point, thence South 23 degrees 49 minutes 11 seconds West, 45.73 feet to a point, thence South 29 degrees 04 minutes 26 seconds West, 45.83 feet to a point thence South 35 degrees 34 minutes 21 seconds West, 45.86 feet to a point, thence South 40 degrees 49 minutes 20 seconds West, 45.86 feet to a point, thence South 43 degrees 34 minutes 57 seconds West, 46 feet to a point, thence South 55 degrees 56 minutes 54 seconds West, 67.95 feet to a point, thence South 57 degrees 58 minutes 26 seconds West, 76.04 feet to a point, thence South 56 degrees 10 minutes 48 seconds West, 200 feet to a point, thence South 54 degrees 10 minutes 33 seconds West, 100.08 feet to a point, thence South 52 degrees 39 minutes 14 seconds West, 30.07 feet to a point, thence South 33 degrees 31 minutes 30 seconds East, 7.47 feet to a point, said point being on and 71.51 feet from the beginning thereof the North 62 degrees 55 minutes East, 632.52 foot line as shown on Baltimore County H.R.W. Plat No. 61042-17, thence running reversely with said Plat lines the three following courses South 56 degrees 50 minutes 49 seconds West, 71.51 feet to a point, thence South 61 degrees 03 minutes 47 seconds West, 89.17 feet to a point of curvature, thence 174.29 feet along the arc of a curve deflecting to the right with a radius of 367.78 feet having a long chord bearing and distance of South 74 degrees 38 minutes 25 seconds West, 172.67 feet to a point, thence running reversely with the northerly right-of-way line of Gwynn Oak Avenue, said point being a point of curvature, 204.37 feet along the arc of a curve deflecting to the right with a radius of 861.00 feet, having a long chord bearing and distance of North 84 degrees 58 minutes 50 seconds West, 203.89 feet to a point, thence leaving Gwynn Oak Avenue North 24 degrees 51 minutes 41 seconds West, 17.26 feet to a point, thence North 65 degrees 08 minutes 06 seconds East, 242.49 feet to a pipe found, thence North 18 degrees 54 minutes 08 seconds East 2348.33 feet to a stone found, thence South 79 degrees 08 minutes 42 seconds East, 220.15 feet to a marble stone found, thence South 89 degrees 34 minutes 34 seconds East, 210.73 feet to a stone found, thence along the southerly right-of-way line of Piedmont Avenue South 89 degrees 34 minutes 34 seconds East, 415.77 feet to the place of beginning, containing 63.095 acres of land, more or less.

BEING the same lot of ground which by deed dated September 30, 1975 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr., No. 5578, Folio 788 was granted and conveyed by Alvin E. Friedman, Trustee, to Yorkridge Federal Savings & Loan Association of Baltimore County.

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 in anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights,

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*as shown on HRW Plat 61-042-16,

privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said Baltimore County, Maryland, a body corporate and politic, its successors and assigns, in fee simple, SUBJECT, HOWEVER, to the following restrictions which shall be covenants running with the land:

1 - The above described property, or any interest therein, may not be sold, leased, or otherwise transferred without the prior written approval of the Secretary of Natural Resources and the Secretary of the Department of State Planning, or their successors.

2 - The above described property may not be converted from outdoor public recreation or open space use to any other use without the prior written approval of the Secretary of Natural Resources and the Secretary of the Department of State Planning, or their successors.

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

AS WITNESS the due execution hereof by the aforementioned Party of the First Part.

TEST:

J. Howard Koffler

YORKRIDGE FEDERAL SAVINGS & LOAN
ASSOCIATION OF BALTIMORE COUNTY

BY *[Signature]* (SEAL)

STATE OF MARYLAND, BALTIMORE County, to wit:

I HEREBY CERTIFY that on this 26th day of July, in the year 1977, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared **MEVIN BERGER** President of YORKRIDGE FEDERAL SAVINGS & LOAN ASSOCIATION OF BALTIMORE COUNTY, and he acknowledged the foregoing Deed to be the act of said body corporate.

AS WITNESS my Hand and Notarial Seal.

J. Howard Koffler
Notary Public

APPROVED as to form:

[Signature]
Assistant County Solicitor

APPROVED as to legal sufficiency

[Signature]
Assistant County Solicitor

ATTEST

[Signature]

APPROVED AND ACCEPTED THIS 3rd
DAY OF August, 1977.

BALTIMORE COUNTY, MARYLAND,

BY [Signature]
Theodore G. Venetoulis
County Executive

Rec'd for record AUG 15 1977 95494
Per Elmer H. Hablinc, Jr. Clerk
Mail to _____
Receipt No. _____

JAR:VEM:fdh
Index: 6/5/77
Account No. 01-07-900030 -P

6/24/77