

12-R--197
 J.O. 12.200.7
 District 2

THIS DEED, made this 3rd day of July, in the year 1979, by and between MONUMENTAL CORPORATION, a body corporate of the State of Maryland, Party of the First Part; MONUMENTAL PROPERTIES TRUST, a trust governed by the laws of Maryland, Party of the Second Part, and BALTIMORE COUNTY, MARYLAND, a body corporate and politic, Party of the Third 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, for local open space purposes, all that lot and parcel of ground situate, lying and being in the Second Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEING a parcel of land containing 11.722 acres of land, more or less, as now laid out and shown indicated "OPEN SPACE" on Plat entitled "Deerfield Addition", which Plat is recorded among the Plat Records of Baltimore County in Liber E.H.K.Jr. 41, Folio 90.

INCLUDED in the above described parcel of land are two 10 foot walkways, as shown on the aforementioned Plat.

BEING a portion of the property which by a deed dated December 10, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3070, Folio 418, was granted and conveyed by The Woodlawn Cemetery Company to Walker Land Company, Inc.

SEE Certificate of Merger dated December 31, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G. 5083, Folio 636. The said Walker Land Company, Inc. and Townebrook Apartments, Inc. merged into and became Monumental Properties, Inc. By Articles of Merger dated June 9, 1978 filed with the State Department of Assessments and Taxation, the said Monumental Properties, Inc. was merged into and is now known as Monumental Corporation.

Pursuant to an unrecorded agreement between Monumental Corporation and Monumental Properties Trust, dated June 30, 1978, Monumental Corporation, retaining only legal title, transferred to Monumental Properties Trust all of Monumental Corporation's beneficial right, title and interest to the property conveyed herein. Therefore, Monumental Corporation joins herein for the sole purpose of conveying all of its rights, title and interest to

TRANSFER TAX NOT REQUIRED
 RANDOLPH B. ROSENCRANTZ
 DIRECTOR OF FINANCE
 BALTIMORE COUNTY, MARYLAND

Per: _____
 AUTHORIZED SIGNATURE

the property described herein to the Grantee as provided in this Deed and expressly disclaims all personal liability for any obligation, monetary or otherwise, imposed by this Deed, such liability to be assumed entirely by Monumental Properties Trust. By acceptance of this Deed, the Grantee accepts such limitation on the liability of Monumental Corporation.

No Trustee, officer, employee, representative or agent of Monumental Properties Trust and no holder of Trust Units shall be held to any personal liability in connection with this instrument or any obligation entered into, by or on behalf of the Trust, and only the property of the Trust shall be available for the satisfaction of Trust obligations.

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, 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, for local open space purposes.

AND the said Party of the First Part does hereby covenant 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 property granted; and that it will execute such further assurances of the same as may be requisite.

AS WITNESS the hands and seals of the parties hereto.

TEST:

[Signature]
Secretary

MONUMENTAL CORPORATION

BY [Signature] (SEAL)
Chairman of the Board and
Chief Executive Officer

MONUMENTAL PROPERTIES TRUST

BY [Signature] (SEAL)
General Manager
Residential Land

STATE OF MARYLAND, BALTIMORE CITY, to wit:

I HEREBY CERTIFY that on this 24 day of July, in the year 1979, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore, aforesaid, personally appeared [Signature], who acknowledged himself to be the Chairman of the Board and Chief Executive Officer of Monumental Corporation, and that as such Chairman and Chief Executive Officer, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing in my presence the name of said corporation by himself as Chairman of the Board and Chief Executive Officer.

AS WITNESS my Hand and Notarial Seal.

[Signature]
Notary Public

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY that on this 21 day of August, in the year 1979, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, aforesaid, personally appeared [Signature], who acknowledged himself to be the General Manager, Residential Land of said Monumental Properties Trust, and that as such General Manager being authorized so to do executed the foregoing instrument for the purposes therein contained by signing in my presence the name of said Trust by himself as General Manager, Residential Land.

AS WITNESS my Hand and Notarial Seal.

[Signature]
Notary Public

APPROVED as to form:
[Signature]
Assistant County Solicitor

APPROVED as to legal sufficiency:
[Signature]
Assistant County Solicitor

ATTEST:
[Signature]
Secretary
7/2/79

APPROVED and ACCEPTED: this 21 day of August, 1979.
BALTIMORE COUNTY, MARYLAND

BY: DONALD P. HUTCHINSON
County Executive
JAR:SM:fdb
Index: 6/25/79 18-00-003989

REAL PROPERTY TRANSFER - CONSIDERATION AFFIDAVIT
(Complete one affidavit -- original and 1 copy -- for each instrument other than mortgage or deed of trust)

In compliance with Baltimore County Code Title 11, Article IX, Sections 11-69 through 11-82, as amended, it is certified that an instrument described below, representing a transfer of real property including, but not limited to, fee simple estate, leasehold estate, limited estate and legal or equitable interests in real property, is offered for record in Baltimore County. The subject property is identified as follows:

Property Account # 12-00-002100

Date of Instrument _____

Documents Presented

- Deed Agreement
- Deed of Trust Mortgage
- Contract Lease over 7 yrs.
- Other Right-of-way or Easement Agreement

Prior deed reference:
Liber. 6059 Folio 11711

Cash or Down Payment \$ _____

Mortgage \$ _____

Other \$ _____

Total Consideration \$ None *

Exempt Status Claimed 11-80(A)

*The total consideration is transfer tax base.

Person offering instrument for recording:

Name HARRY E. YOUNG, JR.
Director of Land Acquisition

Agent for _____

Phone _____

Address _____

Grantor: _____

Manhattan Corporation

Transferred property known as:

11.722 acres, more or less -

Open Space - "Eacfield Addition"

EHK Cr. 41, Folio 90

Grantee _____

Mailing Address _____

I hereby certify under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.

Signed [Signature]

Date 11/23/79

IMPORTANT!
THIS COPY MUST BE RECORDED WITH INSTRUMENT, IF TRUE CONSIDERATION IS NOT RECITED.

OFFICE OF FINANCE USE ONLY:

Agent _____ Amount \$ _____

Invoice # _____ Date _____

Receipt No. _____

Tax Bill _____ Old Age Credit _____ Phase-In Credit _____

Rec'd for record AUG 9 1979 at [Signature]
Per Elmer H. Kahline, Jr., Clerk [Signature]
Mail to _____