

**NO TITLE EXAMINATION MADE
OR REQUESTED
NO CONSIDERATION DEED**

1903 Gwynn Oak Avenue
Baltimore, Maryland 21207
Tax ID # 01-0123001580

THIS DEED, Made this 3RD day of NOVEMBER in the year two thousand eight, by and between **DARLENE WARREN, PERSONAL REPRESENTATIVE FOR THE ESTATE OF CHARLES W. WARREN**, a Maryland Entity, Grantor, and **DARLENE WARREN, PERSONAL REPRESENTATIVE FOR THE ESTATE OF CHARLES W. WARREN**, Grantee.

WHEREAS, Charles W. Warren is the record owner of the property known as 1903 Gwynn Oak Avenue, Baltimore, Maryland 21207 (the "Property") by virtue of deed dated March 24, 1991 recorded among the Land Records of Baltimore County in Liber 8828 folio 017; and

WHEREAS, Charles W. Warren departed this life on November 11, 2005 and Darlene Warren was appointed the Personal Representative for Charles W. Warren in Baltimore County Estate number 136873.

WHEREAS, the herein property has been subdivided into two lots per the attached minor subdivision plan number 07025M entitled "Final Landscape Plan & Minor Subdivision Plan #1903 Gwynn Oak Avenue."

WITNESSETH, That in consideration of the sum of Zero Dollars (\$0.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the said **DARLENE WARREN, PERSONAL REPRESENTATIVE FOR THE ESTATE OF CHARLES W. WARREN**, does grant and convey unto the said **DARLENE WARREN, PERSONAL REPRESENTATIVE FOR THE ESTATE OF CHARLES W. WARREN**, her

REVIEWED SDAT	
JP 11/17/08	
BY	DATE

successors and assigns, in fee simple, all those parcels of ground situate, lying, and being in Baltimore County, State of Maryland, and described as follows, that is to say:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property which by Deed dated March 24, 1991 and recorded among the Land Records of Baltimore County in Liber 8828 folio 017 was granted and conveyed by Charles W. Warren and Alberta M. Warren unto Charles W. Warren, in fee simple.

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 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 **DARLENE WARREN, PERSONAL REPRESENTATIVE FOR THE ESTATE OF CHARLES W. WARREN**, her successors and assigns, in fee simple.

AND the said Grantor 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.

SIGNATURES TO FOLLOW ON THE NEXT PAGE

AS WITNESS the signature of the said Grantor.

WITNESS/ATTEST:

THE ESTATE OF CHARLES W. WARREN

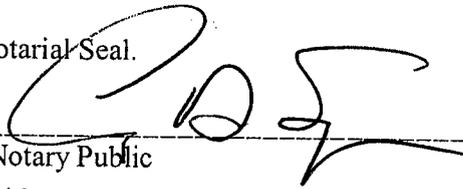


Darlene Warren (Seal)
By: Darlene Warren, Personal Representative

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 3rd day of November, in the year 2008, before me, the subscriber, a Notary Public, personally appeared Darlene Warren, Personal Representative for the Estate of Charles W. Warren, and that she as Personal Representative, being authorized to do so, executed the foregoing Deed of Easement for the purposes therein contained, by signing for the Estate of Charles W. Warren by herself as such Personal Representative and IN MY PRESENCE SIGNED AND SEALED THE SAME.

AS WITNESS my hand and Notarial Seal.


Notary Public



My Commission Expires: 12-01-2010

ATTORNEY'S CERTIFICATION

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Cornelia M. Koetter
Cornelia M. Koetter

Return to:
Cornelia M. Koetter, Esquire
Nolan, Plumhoff & Williams, Chtd
Suite 700, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204
(File No. 7787-2)

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

DESCRIPTION
MINOR SUBDIVISION
#1903 GWYNN OAK AVENUE
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at point "C" as shown on the Minor Subdivision Plan #1903 Gwynn Oak Avenue having number 07025M, said point being situated along the easterly right-of-way of Gwynn Oak Avenue, being 60.00 feet wide, said point also being approximately 162 feet from the center of Dogwood Road;

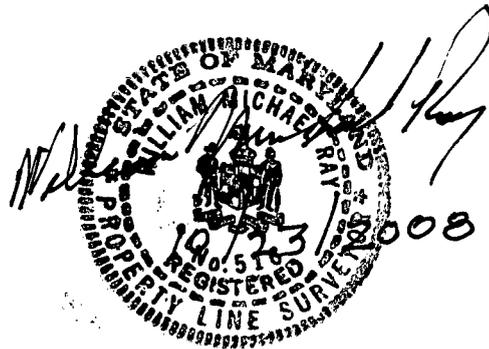
- 1) thence running with and binding on the aforesaid easterly right-of-way of Gwynn Oak Avenue, North 19 degrees 26 minutes 08 seconds East 111.18 feet to a point situated at the beginning of the common lot line between #1903 and #1905 Gwynn Oak Avenue;
- 2) thence running with and binding on the said common lot lines, the following two courses and distances: South 70 degrees 33 minutes 52 seconds East 120.00 feet to a point;
- 3) thence North 19 degrees 26 minutes 08 seconds East 105.42 feet to a point situated along the southerly lot line of #1911 Gwynn Oak Avenue;
- 4) thence South 73 degrees 09 minutes 13 seconds East 102.23 feet to a point situated at the rear easterly lot corner of #6307 Mt. Alto Avenue;
- 5) thence running with and binding on the lands of Datanet Development Corporation, Inc. #6334 Dogwood Road, the following four courses and distances: South 24 degrees 09 minutes 13 seconds West 133.00 feet to a point;
- 6) thence South 75 degrees 14 minutes 13 seconds West 228.83 feet to a point;
- 7) thence with a non-tangent curve to the right, having a radius of 205.01 feet an arc distance of 44.15 feet and being subtended by a chord bearing and distance of North 09 degrees 32 minutes 25 seconds West 44.06 feet to a point,
- 8) thence with a curve to the right, having a radius of 160.00 feet, an arc distance of 1.50 feet and being subtended by a chord bearing and distance of North 03 degrees 06 minutes 10 seconds West 1.50 feet to the point of beginning.

Containing 29,867 square feet or 0.686 acres of land, more or less.

Being all that parcel of land designated as Lot One on the Minor Subdivision Plat #1903 Gwynn Oak Avenue having the number 07025M.

Being subject to a drainage and utility easement along the southwest side of Lot One and as recorded among the Land Records of Baltimore County in Liber 27242, Folio 378.

Also subject to a revertible slope easement along the easterly right-of-way of Gwynn Oak Avenue and as recorded among the Land Records of Baltimore County in Liber 27242, Folio 369.



DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

DESCRIPTION
#1905 GWYNN OAK AVENUE
MINOR SUBDIVISION
#1903 GWYNN OAK AVENUE
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point along the easterly right-of-way of Gwynn Oak Avenue, being 60.00 feet wide, said point also being the common lot corner between #1903 and #1905 Gwynn Oak Avenue as shown on the Minor Subdivision Plan #1903 Gwynn Oak Avenue having the number 07025M, said point also being approximately 273 feet from the center of Dogwood Road:

- 1) thence running with and binding on the easterly right-of-way of Gwynn Oak Avenue, North 19 degrees 26 minutes 08 seconds East 100.00 feet to a point situated along the southerly lot line of #1911 Gwynn Oak Avenue;
- 2) thence running with and binding on part of the common lot line between #1911 and #1905 Gwynn Oak Avenue, South 73 degrees 09 minutes 13 seconds East 120.12 feet to a point, being the common lot corner between #1905 and #1903 Gwynn Oak Avenue;
- 3) thence running reversely with and binding on the common lot lines between #1905 and #1903 Gwynn Oak Avenue, the following two courses and distances: South 19 degrees 26 minutes 08 seconds West 105.42 feet to a point;
- 4) thence North 70 degrees 33 minutes 52 seconds West 120.00 feet to the point of beginning.

Containing 12,326 square feet or 0.283 acres of land, more or less.

Being all that parcel of land designated as Lot Two on the Minor Subdivision Plan #1903 Gwynn Oak Avenue having the number 07025M.

Subject to a revertible slope easement along the easterly right-of-way of Gwynn Oak Avenue and as recorded among the Land Records of Baltimore county in Liber 27242, Folio 369.



State of Maryland Land Instrument Intake Sheet

0027457 035

Baltimore City County: Baltimore

Information Provided is for the use of the Clerks Office and State Department of Assesments and Transaction, and County Finance Office only.
(Type or Print in Black Ink Only - All Copies Must be Legible)

IMP FD SURE \$ 20.00
RECORDING FEE 20.00
TOTAL 40.00
Rest BAO1 Rcft # 15793
SM TD Blk # 965
Nov 17, 2008 10:50 am

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if Addendum Intake Form is Attached.)																			
		<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other																
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms Length [1]	<input type="checkbox"/> Unimproved Sale Arms Length [2]	<input type="checkbox"/> Multiple Accounts Arms Length [3]	<input type="checkbox"/> Not an Arms- Length Sale [9]																
		<table border="1"> <tr> <td>3</td> <td>Tax Exemptions (if Applicable) City or Explain Authority</td> <td>Recordation</td> <td colspan="3">Deed to record Minor Subdivision Plat</td> </tr> <tr> <td></td> <td></td> <td>State Transfer</td> <td colspan="3"></td> </tr> <tr> <td></td> <td></td> <td>County Transfer</td> <td colspan="3"></td> </tr> </table>				3	Tax Exemptions (if Applicable) City or Explain Authority	Recordation	Deed to record Minor Subdivision Plat					State Transfer						County Transfer	
3	Tax Exemptions (if Applicable) City or Explain Authority	Recordation	Deed to record Minor Subdivision Plat																		
		State Transfer																			
		County Transfer																			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration		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	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:	
		Recording Charge		20.00			Tax Bill:
		Surcharge		20.00			C.B. Credit:
		State Recordation Tax					Ag. Tax/Other:
		State Transfer Tax					
		County Transfer Tax					
		Other					
		Other					

Red SOAT

6	Description of Property <small>SDAT requires submissions 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).</small>	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		01	01-23-001580	8828-17	88	229	[] (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	Sq.Ft./Acreage (4)
		Minor Sub. 1903 Gwynn Oak Ave.						
		Location/Address of Property Being Conveyed (2)						
		1903 & 1905 Gwynn Oak Avenue, Baltimore, MD 21207						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential <input checked="" type="checkbox"/> or Non-Residential []		Fee Simple <input checked="" type="checkbox"/> or Ground Rent []		Amount:		
		Partial Conveyance? [] Yes <input checked="" type="checkbox"/> No		Description/Amt. of Sq. Ft./Acreage Transferred:				

7	Transferred From	Doc. 1-Grantor(s) Name(s)		Doc. 2-Grantor(s) Name(s)	
		Darlene Warren, Personal Rep.			
		Estate of Charles W. Warren			
		Doc.1-Owner(s) of Record, if Different from Grantor(s)		Doc.2-Owner(s) of Record, if Different from Grantor(s)	

8	Doc. 1-Grantee(s) Name(s)		Doc. 2-Grantee(s) Name(s)	
	Darlene Warren, Personal Rep.			
	Estate of Charles W. Warren			
New Owner's (Grantee) Mailing Address				
no change				

9	Other Names to Be Indexed	Doc. 1-Additional Names to be indexed (Optional)	Doc. 2-Additional Names to be indexed (Optional)

10	Instrument Submitted By or Contact Person		<input type="checkbox"/> Return to Contact Person
	Name: Robin Thomas, Legal Asst.		<input checked="" type="checkbox"/> Hold for Pickup
	Firm: Nolan, Plumhoff & Williams, Chtd.		<input type="checkbox"/> Return Address Provided
	Address: 502 Washington Avenue, Suite 700 Towson, MD 21204 Phone: (410) 823-7800		

11	IMPORTANT: BOTH THE ORIGINAL DEED AND PHOTOCOPY MUST ACCOMPANY EACH TRANSFER				
	Assessment Information	<input checked="" type="checkbox"/> Yes [] No	Will the property being conveyed be the grantee's principal residence?		
		[] Yes <input checked="" type="checkbox"/> No	Does the transfer include personal property? If yes, identify:		
		[] Yes <input checked="" type="checkbox"/> No	Was the property surveyed? If yes, attach copy of survey (if recorded, no copy required.)		
	TAX NOT REQUIRED				
	[] Terminal Verification [] Agricultural Certification [] Part [] Tran. Process Verification				
	Director of Budget and Finance BALTIMORE COUNTY, MARYLAND				
	<input type="checkbox"/> COUNTY TRANSFER TAX Sec 33-139				
	Per <i>[Signature]</i>				
	<input type="checkbox"/> RECORDATION TAX				

Date 11/17/08