

Tax ID No.: 01- 2500005451

NO CONSIDERATION  
 NO TITLE EXAMINATION OR SURVEY  
 NO TRANSFER OR RECORDATION TAX

**THIS DEED** dated the 2nd day of April, 2009, from Darlene Warren, Personal Representative of the Estate of Charles W. Warren, deceased, Grantor, to Darlene Warren, Grantee.

Charles W. Warren, late of Baltimore County, Maryland, died on November 11, 2005, without a Will. The intestate estate of Charles W. Warren was admitted to probate by the Register of Wills for Baltimore County on December 1, 2005. By operation of the Estates and Trusts Article of the Annotated Code of Maryland, § 3-103, the property described below is being distributed to the Grantee.

Darlene Warren, Personal Representative of the Estate of Charles W. Warren, deceased, (Estate Docket No. 136873), has distributed the real property described below to the Grantee pursuant to the Sixth and Final Administration Account of the Estate filed by the Personal Representative and approved by the Orphans' Court for Baltimore County on March 4, 2009, and is executing this Deed of testamentary distribution to evidence the title of the Grantee.

The Grantor, for no consideration, grants, assigns and conveys to the Grantee, and to her personal representative(s), heirs, and assigns, in fee simple, the property located in Baltimore County, Maryland, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

BEING all that parcel of land designated as Lot One on the Minor Subdivision Plan #1903 Gwynn Oak Avenue having the plan number 07025M, which by deed dated November 3, 2008 and recorded among the Land Records of Baltimore County in Liber S.M. No. 27457, folio 027 was granted and conveyed by Darlene Warren, Personal Representative of the Estate of Charles W. Warren unto Darlene Warren, Personal Representative of the Estate of Charles W. Warren.

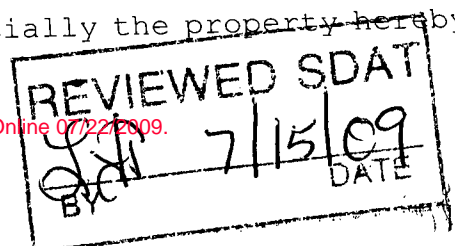
BEING a part of the same lot of ground which by Deed dated March 24, 1991 and recorded among the Land Records of Baltimore County in Liber No. 8828, folio 017 was granted and conveyed by Charles W. Warren and Alberta M. Warren unto Charles W. Warren, in fee simple.

Under and subject to all encumbrances, conditions and restrictions of record.

Together with all improvements thereupon and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

To have and to hold the property unto and to the use of the said Grantee, Darlene Warren, her personal representative(s), heirs and assigns, in fee simple, forever.

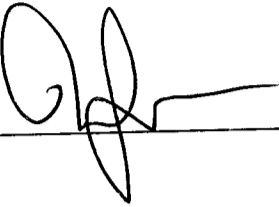
The Grantor covenants to warrant specially the property hereby



conveyed, and to execute such further assurances of the property as may be requisite.

Witness the hand and seal of the Grantor.

WITNESS:

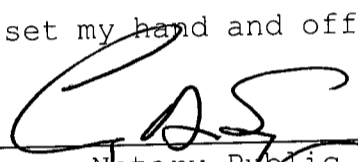


Darlene Warren (SEAL)  
Darlene Warren, Personal  
Representative of the Estate of  
Charles W. Warren, Grantor

STATE OF MARYLAND, COUNTY OF Hanford, TO WIT:


I HEREBY CERTIFY that on this 2nd day of April, 2009, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Darlene Warren, Personal Representative of the Estate of Charles W. Warren, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing deed to be her act, and in my presence signed and sealed same.

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

  
Notary Public

My Commission expires: 12-01-2010

This instrument has been prepared by Craig D. Spencer, an attorney admitted to practice before the Court of Appeals of Maryland.

  
Craig D. Spencer  
1210 E. Joppa Road, Suite 200  
Towson, Maryland 21286  
410-821-6617

PLEASE RETURN TO:  
Law Office of Craig D. Spencer  
1210 E. Joppa Road, Suite 200  
Towson, Maryland 21286

**DEVELOPMENT ENGINEERING CONSULTANTS, INC.**

Site Engineers &amp; Surveyors

6603 York Road  
Baltimore, Maryland 21212  
(410) 377-2600  
(410) 377-2625 FaxDESCRIPTION  
MINOR SUBDIVISION  
#1903 GWYNN OAK AVENUE  
1<sup>ST</sup> 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.

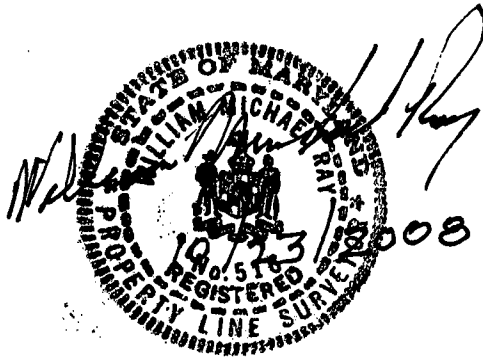


Containing 29,867 square feet or 0.686 acres of land, more or less.

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.



BA CIRCUIT COURT (Land Records) [MSACF 02-0366] 5d120408, p. 335 Printed 11/06/2009. Online 07/22/2009

# 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)

 Court Clerk Recording Validation  
Space Reserved for County Validation

IMP FD SURE \$ 20.00  
RECORDING FEE 20.00  
TOTAL 40.00  
Rec'd BAO3 Rcpt # 50004  
SM BC Blk # 2120  
Jul 20, 2009 02:34 PM

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"/> Deed or Trust <input type="checkbox"/> Lease <input type="checkbox"/> _____					
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 checked="" type="checkbox"/> Not an Arms-Length Sale [9]		
3	Tax Exemptions (if Applicable)	Recordation <u>Estate to Beneficiary -</u> State Transfer <u>No Consideration</u> County Transfer <u>(To Next of Kin)</u>					
Cite or Explain Authority							
4	Consideration and Tax Calculations  <i>Rev'd by SDAT</i>	Consideration Amount		Finance Office Use Only			
Purchase Price/Consideration		\$	0.	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:		\$	260,810 -	Recordation Tax Consideration	\$		
				X ( ) per \$500 =	\$		
				TOTAL DUE	\$		
5	Fees	Amount of Fees Recording Charge \$ 20 Surcharge \$ 20 State Recordation Tax \$ State Transfer Tax \$ County Transfer Tax \$ Other \$ Other \$		Doc. 1 Doc. 2 Agent: <i>[Signature]</i> Tax Bill <i>2233.24</i> C.B. Credit: _____ Ag. Tax/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
01		2500005451	27457/27	88	229		<input type="checkbox"/> (5)
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
Minor Sub 1903 Gwynn Oak		1					
Location/Address of Property Being Conveyed (2)							
1903 Gwynn Oak Avenue 21207							
Other Property Identifiers (if applicable)							
Water Meter Account No.							
Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:							
Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:							
7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)		
Darlene Warren Pers Repr of Estate of Charles Warren		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)		
Darlene Warren		Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)		
New Owner's (Grantee) Mailing Address		1903 Gwynn Oak Ave					
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				<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided	
Name: Craig Spencer		Firm					
Address: 1210 E Joppa Rd		Townson MD 21286				Phone: (410) 821 6617	
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						
Assessment Information	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Will the property being conveyed be the grantee's principal residence?						
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify: _____						
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).						
Assessment Use Only - Do Not Write Below This Line							
<input type="checkbox"/> Terminal Verification		<input type="checkbox"/> Agricultural Verification		<input type="checkbox"/> Whole		<input type="checkbox"/> Part	
<input type="checkbox"/> Tran. Process Verification							
Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.:	
Year	20	20	Geo.	Map	Sub	Block	
Land			Zoning	Grid	Plat	Lot	
Buildings			Use	Parcel	TAX NOT REQUIRED	Occ. Cd.	
Total			Town Cd.	Ex. St.	Director of Budget and Finance		
REMARKS:							
BALTIMORE COUNTY, MARYLAND							
ART 11 TITLE 3							
SUBTITLE 2, 11-3-202							