

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.

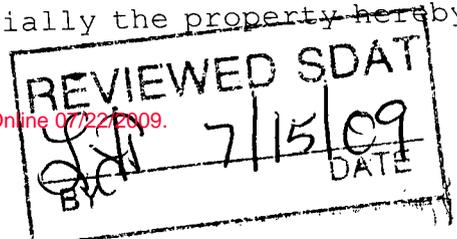
BEING a part of the same lot of ground which by Deed dated March 24, 1991 and recorded among the Land Records of Baltimore County in Liber No. 8828, folio 017 was granted and conveyed by Charles W. Warren and Alberta M. Warren unto Charles W. Warren, in fee simple.

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.

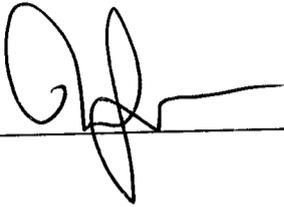
The Grantor covenants to warrant specially the property hereby



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

Witness the hand and seal of the Grantor.

WITNESS:

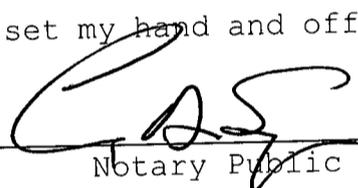


Darlene Warren (SEAL)
Darlene Warren, Personal
Representative of the Estate of
Charles W. Warren, Grantor

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 & 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.

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REVIEWED SDAT	
BY	7/15/09
	DATE

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.



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)

Space Reserver
Court Clerk Recording Validation

IMP FD SURE \$ 20.00
RECORDING FEE 20.00
TOTAL 40.00
Rec# B403 Rcpt # 50004
SM BC Blk # 2120
Jul 20, 2009 02:34 PM

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if Applicable)
Recordation Estate to Beneficiary - NO consideration
State Transfer
County Transfer (To Next of Kin)

Revd by SDAT

4 Consideration Amount and Finance Office Use Only
Purchase Price/Consideration \$ 0
Any New Mortgage \$
Balance of Existing Mortgage \$
Other: \$
Other: \$
Full Cash Value: \$ 260,810 -
Transfer and Recordation Tax Consideration
Transfer Tax Consideration \$
X () % = \$
Less Exemption Amount - \$
Total Transfer Tax = \$
Recordation Tax Consideration \$
X () per \$500 = \$
TOTAL DUE \$

5 Fees
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 01 Property Tax ID No. (1) 2500005451 Grantor Liber/Folio 27457/27 Map 88 Parcel No. 229 Var. LOG (5)
Subdivision Name Minor Sub 1903 Gwynn Oak Lot (3a) 1 Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4)
Location/Address of Property Being Conveyed (2) 1903 Gwynn Oak Avenue 21207
Other Property Identifiers (if applicable) Water Meter Account No.
Residential [X] or Non-Residential [] Fee Simple [X] or Ground Rent [] Amount:
Partial Conveyance? [] Yes [X] No Description/Amt. of SqFt/Acreage Transferred:
If Partial Conveyance, List Improvements Conveyed:

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

8 Transferred To
Doc. 1 - Grantee(s) Name(s) Darlene Warren
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
Name: Craig Spencer
Firm
Address: 1210 E Joppa Rd Towson MD 21286 Phone: (410) 821 6617
Return to Contact Person [X]
Hold for Pickup []
Return Address Provided []

11 Assessment Information
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Will the property being conveyed be the grantee's principal residence? [X] Yes [] No
Does transfer include personal property? If yes, identify: [X] No [] Yes
Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). [X] No [] Yes

Assessment Use Only - Do Not Write Below This Line
Terminal Verification [] Agricultural Verification [] Whole [] Part [] Tran. Process Verification []
Transfer Number: Year 20 Date Received: 20 Deed Reference: Map Grid Sub Plat Block
Land Zoning Use Parcel Ex. St. Director of Budget and Finance BALTIMORE COUNTY, MARYLAND
Buildings Town Cd.
Total
REMARKS:

Per: [Signature] ART 11 TITLE 3
SUBTITLE 2, 11-3-202
Per: [Signature]
Date: 7/17/09 T.P. ART 42-108