

*Deed of Easement and Agreement-Drainage and Utility Easement-A*

RW 08-102-1  
 J.O. 205-~~001~~-7500  
 Item 1(U)  
 Election District 1C4

**DEED OF EASEMENT AND AGREEMENT**

THIS DEED OF EASEMENT AND AGREEMENT, made this 30th day of June, in the year 2008, by and between DARLENE WARREN, PERSONAL REPRESENTATIVE FOR THE ESTATE OF CHARLES W. WARREN, Grantor; and BALTIMORE COUNTY, MARYLAND, a body corporate and politic, Grantee.

WHEREAS, the Grantee desires to construct and maintain sewers, drains, water pipes, and other municipal utilities and services in, on, through, and across the land hereinafter described, and the Grantor is willing to grant such right.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar, the receipt and sufficiency of which is hereby acknowledged, the said Grantor hereby grants and conveys unto Baltimore County, Maryland, a body corporate and politic, its successors and assigns, an easement in, on, through, and across the land of the Grantor, situate in Baltimore County, State of Maryland to lay, construct, and maintain sewers, drains, water pipes, other municipal utilities and services, and for other governmental purposes, said sewers, drains, water pipes, other municipal utilities and services, and other governmental purposes to be in, on, through and across the easement area containing a total of .009 acres (401 sq. ft.), more or less, and as more particularly designated and shown as "Drainage and Utility Easement" on Baltimore County Bureau of Land Acquisition Drawing No. RW 08-102-1, which is attached hereto and made a part hereof.

Situate in the First Election District of Baltimore County, Maryland.

Being a portion of the property which by deed dated March 24, 1991 and recorded among the Land Records of Baltimore County, Maryland in Liber 8828, folio 017 was granted and conveyed by Charles W. Warren and Alberta M. Warren unto Charles W. Warren, the Grantor herein. The said Charles W. Warren departed this life on November 11, 2005. See Estate number 136873 opened in the Register of Wills for Baltimore County, Maryland.

AND the Grantor does agree that Baltimore County, Maryland, its successors and/or assigns, shall have the right and privilege of entering upon the aforesaid land, whenever it may be necessary to make openings and excavations, and to lay, construct and maintain said municipal utilities and appurtenances, provided, however, that the

ground hereinabove described shall be restored and left in good condition; and it is further agreed that no buildings or similar structures of any kind shall be erected in, on, or over the said easement by the Grantor, the Grantor's personal representatives, successors and/or assigns; nor shall the existing grade be changed without prior approval of the Baltimore County Department of Public Works.

AS WITNESS the due execution hereof by the aforementioned Grantor.

WITNESS/ATTEST:

THE ESTATE OF CHARLES W. WARREN



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

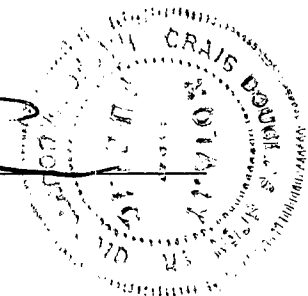
STATE OF MARYLAND, COUNTY OF <sup>Hanford</sup> BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 30 day of June, 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

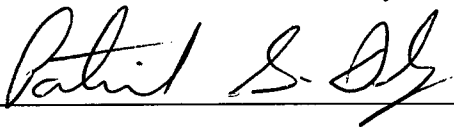
My Commission Expires: 12-1-2010



This is to certify that the within instrument was prepared by an attorney admitted to practice before the Court of Appeals of Maryland.

  
Cornelia M. Koetter

APPROVED FOR LEGAL FORM AND SUFFICIENCY\*  
(Subject to Execution by A Duly Authorized County  
Administrative Official and County Council, if Indicated)

  
\_\_\_\_\_

OFFICE OF THE COUNTY ATTORNEY  
(\*Approval of Legal Form and Sufficiency Does Not  
Convey Approval or Disapproval of the Substantive  
Nature of this Transaction. Approval is Based Upon  
Typeset Document – All Modifications Require Re-Approval.)

APPROVED AND ACCEPTED

This \_\_\_\_\_ day of \_\_\_\_\_, 2008

BALTIMORE COUNTY, MARYLAND

ATTEST:



By: \_\_\_\_\_

County Administrative Officer

RETURN TO:  
Bureau of Land Acquisition  
Baltimore County, Maryland  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

*Indepes verified &  
Printed through  
8/6/08*

RW  
J.O. O  
Item (U)  
Election District 1

### ATTORNEY CERTIFICATION

SUBDIVISION/PROJECT NAME: \_\_\_\_\_  
PUBLIC WORKS AGREEMENT NO: \_\_\_\_\_  
CRG NO.: \_\_\_\_\_  
FINAL DEVELOPMENT PLAN DATED: \_\_\_\_\_  
FOR PROJECT KNOWN AS: \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFIES, REPRESENTS AND OPINES TO BALTIMORE COUNTY, MARYLAND, that:

1. The undersigned is an attorney duly admitted to practice before the Court of Appeals of Maryland and in good standing thereunder.

2. The undersigned maintains, or has maintained for the benefit of the undersigned, professional liability insurance coverage under policy no: 26946 05, issued by Legal Mutual Liability Insurance Society of Maryland, insurer, with limits of liability of \$2,000,000.00/\$5,000,000.00. Such policy is in force and effect as of the date of this Certification, benefiting the County in case of loss, injury or damage arising from any errors or omissions related to the issuance of this Certificate by the undersigned and the County's reliance thereon.

3. The attached instruments: 1.) Deed of Easement and Agreement-Drainage and Utility Easement, and 2.) Deed of Easement – Revertible Slope (collectively referred in the singular as the "Instrument") were prepared by me or under my supervision, and conforms in all material respects to the prescribed form for such Instrument as set forth in The Baltimore County, Maryland, Department of Permits and Development Management, Bureau of Land Acquisition Right of Way Documents Manual, 2007 edition.

4. The undersigned has caused a diligent examination of the Land Records of Baltimore County, Maryland, to be made to ascertain the status of record title to the real property (the "Property") described in, and to be encumbered or conveyed by, the Instrument. Based solely upon examination of such records as on file through the date of this certification (the "Examination Date"), by the undersigned, the undersigned certifies, represents and opines to Baltimore County, Maryland, that:

a. Fee simple title of record is vested in Charles W. Warren by virtue of a deed from Charles W. Warren and Alberta M. Warren dated March 24, 1991 and recorded among the Land Records of Baltimore County, Maryland in L Liber 8828, folio 017. The said Charles W. Warren departed this life on November 11, 2005. See Estate number 136873 opened in the Register of Wills for Baltimore County, Maryland.

b. The Instrument is in appropriate form for the conveyance of, or creation of encumbrance on, the Property.

c. Following the due execution and acknowledgment of the Instrument by the party named therein, the signatory thereon having the authority to so bind the grantor Estate referenced therein and its delivery to and acceptance by the County, and its recordation among the Land Records, the Instrument will be effective in accordance with its terms to create or convey the interest in the Property which the Instrument purports to create or convey, without the requirement or joinder of any other party having an interest of record in the Property (including, but not limited to, beneficiaries of easements, rights of way, security instruments, and/or agreements) as of the Examination Date, subject to the following: Deed dated February 3, 1958 recorded among the Land Records of Baltimore County in Liber 3313 folio 509 by Adelaide W. Warren and Wilson C. Warren unto Baltimore County, Maryland.

5. This Certification is made and delivered subject to the express understandings and agreements:

a. The execution and delivery of this Certification by the undersigned was an express condition precedent to the agreement of Baltimore County, Maryland, to accept the Instrument from the parties named therein as granting or joining in the same.

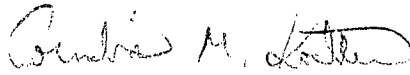
b. This Certification of title is rendered to Baltimore County, Maryland, for its benefit, with the understanding that Baltimore County, Maryland, will rely upon the truth, accuracy and completeness of the certifications, representations and opinions herein set forth.

c. This Certification of title may be relied upon by Baltimore County, Maryland, authorities. It may not be relied upon by any other person or entity without the prior written consent of the undersigned.

d. The undersigned assumes no liability for any lien, encumbrance, and/or defect in title to or ownership of the Property, of whatever nature or character, arising subsequent to the Examination Date. The undersigned assumes no responsibility for any lien, encumbrance, title defect or any other matter affecting title to the Property but not appearing of record among the Land Records of Baltimore County, Maryland, as of the Examination Date.

Examination Date: July 18, 2008

NOLAN, PLUMHOFF & WILLIAMS, CHARTERED



By: Cornelia M. Koetter, Attorney

Address: 502 Washington Avenue  
Suite 700, Nottingham Centre  
Towson, Maryland 21204

Telephone No. 410-823-7800

## ENGINEER CERTIFICATION

SUBDIVISION/PROJECT NAME: 1903 Gwynn Oak Avenue  
 PUBLIC WORKS AGREEMENT NO.: N/A  
 COUNTY REVIEW GROUP NO.: N/A  
 MINOR SUBDIVISION PLAN DATED: February 9, 2007, Revised 4/8/08  
 FOR PROJECT KNOWN AS: 1903 Gwynn Oak Avenue

I HEREBY declare, affirm, and certify under penalties of perjury that the following listed record plat(s) and right-of-way plat(s) comply in all material respects with the above-referenced Minor Subdivision Plan and Public Works Agreement, and/or County Review Group, as applicable, that the construction plans relative to said Minor Subdivision Plan agree with the said listed subdivision plat(s) submitted herewith and right-of-way plat(s), and that said subdivision plat(s) and right-of-way plat(s) were prepared in compliance with Baltimore County, Department of Permits and Development Management, Bureau of Land Acquisition, Drafting Section, Design Manual, dated September, 1996.

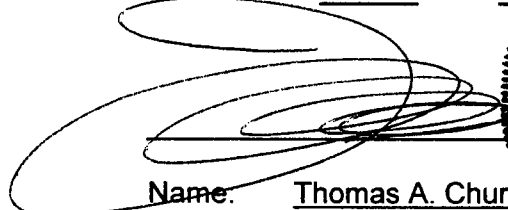
I FURTHER agree to indemnify, protect, and hold harmless Baltimore County, Maryland, its agents, employees, successors, and/or assigns from and against any and all costs, liability, penalties, fines, forfeitures, reasonable attorney's fees, judgments, and related litigation costs arising from any negligent errors and omissions contained in this certification, it being fully understood and acknowledged and Baltimore County, intends to rely fully upon said certification. It is intended that Baltimore County, its successors and/or assigns, shall be a third party beneficiary of an agreement, whether oral or written between my client Darlene Warren and myself for the preparation of this certification.

Record Plats

Liber \_\_\_\_\_ Folio \_\_\_\_\_  
 Liber \_\_\_\_\_ Folio \_\_\_\_\_  
 Liber \_\_\_\_\_ Folio \_\_\_\_\_

Right-of-Way Plats

RW DB-102-1  
 RW \_\_\_\_\_  
 RW \_\_\_\_\_




7/25/2008 Date

Name: Thomas A. Church  
License No. 6479, Expiration Date: 8/5/09  
 Company: Development Engineering Consultants, Inc.  
 Address: 6603 York Road  
Baltimore, MD 21212  
 Telephone No. (410) 377-2600

Professional Liability Insurance:  
 Company: Continental Casualty Co.  
 Policy No. 00-431-63-29  
 Policy Limits: \$1,000,000



GWYNN OAK AVENUE

EXISTING 60' WIDE  
RIGHT OF WAY

EXISTING  
PAVING

NORTH

N/F SONJA E. WIS 0027242 385  
01-02-004495  
S. 73°09'13"E. 222.35'

REVERTIBLE SLOPE  
EASEMENT (1,002 S.F.)

LOT 2

S. 70°33'52"E.  
120.00'

① CHARLES W. WARREN  
8828/017  
TOTAL DRAINAGE AND  
UTILITY EASEMENT =  
401 S.F. = 0.009 AC  
TOTAL REVERTIBLE  
SLOPE EASEMENT =  
2,223 S.F. = 0.051 AC.

LOT 1

R=160.00' ~ L=1.50'  
CHD=N. 03°06'10"W. ~ 1.50'

35.00' N. 19°26'08"E.

76.18' 10'

111.18'

S. 08°34'21"W. ~ 42.00'

S. 19°26'08"W. ~ 132.04'

S. 27°00'44"W. ~ 30.00'

① DRAINAGE AND  
UTILITY EASEMENT (401 S.F.)

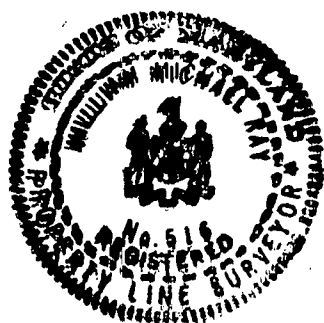
① REVERTIBLE SLOPE  
EASEMENT (1,221 S.F.)

S. 75°14'13"W.  
228.83'

N/F  
DATANET DEVELOPMENT  
CORPORATION, INC.  
01-02-004495

FROM (A) TO (B)  
R=205.01'  
L=21.64'

R=205.01' ~ L=44.15'  
CHD=N. 09°32'25"W. ~ 44.06'



BALTIMORE COUNTY		DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT		BUREAU OF LAND ACQUISITION	
DISTRICT NO. 1C4		POSITION SHEET NO. 9 NW 22		FEDERAL PROJECT NO.	
		CONSTRUCTION PLAN NO. N/A		MARYLAND PROJECT NO.	
APPROVED DIRECTOR OF PUBLIC WORKS	<input type="checkbox"/> AREA TO BE ACQUIRED	<input checked="" type="checkbox"/> EXISTING COUNTY R/W	DATE 3/24/2008 SURVEYOR REG. NO. 516		
DATE	<input checked="" type="checkbox"/> REVERTIBLE SLOPE EASEMENT	<input checked="" type="checkbox"/> AREA TO BE RELEASED	SHEET 1 OF 1 REVISIONS		
APPROVED CHIEF, BUREAU OF LAND ACQUISITION	<input checked="" type="checkbox"/> TEMPORARY CONSTRUCTION AREA	<input checked="" type="checkbox"/> TEMPORARY SLOPE EASEMENT	SCALE: 1" = 30'		
DATE	ITEM NO.	RECORDED	B.C. JOB ORDER NO.		
			205-0001-7500		
APPROVED DIVISION OF DRAFTING			205-0001-100-1		
DATE			T.L.B.		
			PLAT CHECKED W.M.R.		
			AREA CHECKED		
			TITLE		
			CHECKED		



0027242 386

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 Reserved for Circuit Court Clerk Recording Validation

SM 002 002  
AUG 08, 2008 02:51 PM

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.)			
		<input type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input checked="" type="checkbox"/> Other <u>Deed &amp; Easement</u>	<input type="checkbox"/> Other _____
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale	<input type="checkbox"/> Unimproved Sale	<input type="checkbox"/> Multiple Accounts	<input type="checkbox"/> Not an Arms-Length Sale
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	Length Sale [9]
3	Tax Exemptions (if Applicable)	<input type="checkbox"/> Recordation			
		<input type="checkbox"/> State Transfer			
		<input type="checkbox"/> County Transfer			
Cite or Explain Authority					

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

5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent: <u>Jan</u> Tax Bill: C.B. Credit: Ag. Tax/Other:
		Recording Charge		\$	\$	
		Surcharge		\$	\$	
		State Recordation Tax		\$	\$	
		State Transfer Tax		\$	\$	
		County Transfer Tax		\$	\$	
		Other		\$	\$	
		Other		\$	\$	

6	Description of Property	District	Property Tax ID No. (1)	Grantor / Liber/Folio	Map	Parcel No.	Var. LOG
		<u>1</u>	<u>Easement</u>	<u>8808/017</u>	<u>28</u>	<u>2-29</u>	<input type="checkbox"/> (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.
		Location/Address of Property Being Conveyed (2)					
		<u>1903 Gwynn Oak Avenue</u>					
		Other Property Identifiers (if applicable)					
		<u>01-23-001580</u>					
		Water Meter Account No.					
		Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input 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: <u>Drainage &amp; utility Easement 401 sq. ft. / 0.009 ac as shown on RW 08-102-N</u>					
If Partial Conveyance, List Improvements Conveyed:							

7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
		<u>Darlene Warren PR</u>			
8	Transferred To	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	
		<u>Ba. Co., MD</u>			

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: <u>Land Acq.</u> Firm: <u>Ba. Co., MD</u> Address: <u>Towson, MD 21204</u> Phone: <u>(410) 887-3284</u>			
<input type="checkbox"/> Return to Contact Person <input checked="" type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided					

11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	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 type="checkbox"/> Return to Contact Person	
		Name: <u>Land Acq.</u>		<input checked="" type="checkbox"/> Hold for Pickup	
		Firm: <u>Ba. Co., MD</u>		<input type="checkbox"/> Return Address Provided	
		Address: <u>Towson, MD 21204</u>			
Phone: <u>(410) 887-3284</u>					
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER					
Assessment Information					
<input type="checkbox"/> Yes <input checked="" 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				
Buildings			Use				
Total			Town Cd.				
REMARKS:							
BALTIMORE COUNTY, MARYLAND							
COUNTY TRANSFER TAX							
Per <u>Jan</u> ART 11 TITLE 3							
SUBTITLE 2, 11-3-202							
Per <u>Jan</u> T.P. ART 12-108							
Date <u>8-1-08</u>							