

The Sentinel Title Corporation

Tax ID # 04-2200028616

Property Address: **4705 Pleasant Grove Road, Reisterstown, MD 21136**

NO CONSIDERATION

DS DS
CFJ TW

DEED

THIS DEED, made this 12th day of August, 2003, by and between **CHARLES F. JENKINS, JR.**, party of the first part, Grantor

and

CHARLES F. JENKINS, JR. and TANYA LOHSS JENKINS, husband and wife, parties of the second part, Grantees.

- WITNESSETH -

THAT FOR AND IN CONSIDERATION of the sum of Zero Dollars, (\$0.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantor does grant and convey to the said **CHARLES F. JENKINS, JR. and TANYA LOHSS JENKINS**, as Tenants by the Entireties, their assigns and unto the survivor of them, his or her heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEGINNING for the same at a stone at the end of the tenth lines in a deed from Vincent T. Caples, Jr. and wife to Richard L. Walker and wife dated march 10, 1944, and recorded in Liber 1331, folio 360 and running thence and binding on the eleventh line in the above stated deed the following course and distance: North 08 degrees 45 minutes 00 seconds East 1204.5 feet to the end thereof, thence running and binding on the center of a ten foot paved private road with the use in common for new lines of division the three following courses and distances: North 15 degrees 00 minutes and 15 second West 10.24 feet, North 26 degrees 41 minutes 53 seconds West 29.12 feet, North 43 degrees 38 minutes 19 seconds West 36.59 feet, thence leaving the center of said road the following cursed and distances: South 08 degrees 45 minutes 00 seconds West 230.43 feet to an iron pipe set, thence North 81 degrees 15 minutes 00 seconds West 813.77 feet to an iron pipe set, thence South 18 degrees 17 minutes 33 seconds West 805.81 feet to a pipe now set in the tenth line of the aforementioned deed, thence binding on and running with said tenth line South 68 degrees 00 minutes 00 seconds East 1024.63 feet to the place of beginning. Containing 19.903 acres of land, more or less.

SAVING AND EXCEPTING THEREFROM all that parcel of land containing 89,800 square feet of land, more or less, which by Deed dated November 4, 1974, and recorded among the Land Records of Baltimore County in Liber 5504, Folio 547 was granted and conveyed by Rudolf W. Nechay and Eva M. Nechay, his wife to Arthur D. Smith and Joyce A. Smith, his wife.

AND NOW INCLUDING HERewith all that parcel of land containing 89,800 square feet of land, more or less, which by Deed dated may 10, 1974, recorded as above, in Liber 5504, Folio 545, was granted and conveyed by Arthur D. Smith and Joyce A. Smith, his wife, to Rudolf W. Nechay and Eva M. Nechay, his wife.

TOGETHER WITH AND SUBJECT TO the use in common with others a right-of-way ten feet wide as presently located running from the property described herein to Pleasant Grove Road for the purpose of ingress and egress.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 18909, p. 0577, MSA_CE62_18764. Date available 05/11/2004. Printed 08/02/2023.

BEING ALL of the lot or parcel of land which was granted and conveyed unto Charles F. Jenkins, Jr. in a Deed dated November 7, 1996 and recorded among the Land Records of Baltimore County in Liber 12044, Folio 226.

TOGETHER WITH the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises, unto and to the use of the said Grantees, CHARLES F. JENKINS, JR. and TANYA LOHSS JENKINS, as Tenants by the Entireties, their assigns and unto the survivor of them, his or her heirs, personal representatives and assigns, in fee simple.

THE PARTIES hereto certify that there was no actual monetary consideration for the transfer of the above described property.

AND the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

AS WITNESS the hand and seal of said Grantor, the day and year first above written.

WITNESS
[Signature]

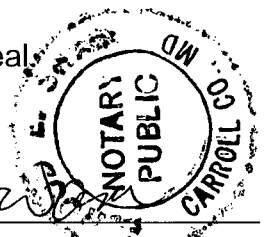
[Signature] (Seal)
CHARLES F. JENKINS, JR., Grantor

STATE OF MARYLAND, COUNTY OF Carroll, to wit:

I hereby certify that on this 12th day of August, 2003, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared CHARLES F. JENKINS, JR., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

[Signature]
Notary Public
My commission expires: 1-1-07



NO TITLE EXAM [Signature]

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]
KAREN B. MILLER, Attorney

AFTER RECORDING, PLEASE RETURN TO:
The Sentinel Title Corp.
The Marathon Building, Suite 201
511 Jermor Lane
Westminster, MD 21157

State of Maryland Land Instrument Intake Sheet

[] City [X] County: BALTIMORE

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the 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 BARS Rct # 45052
SM LL Blk # 877
Oct 06, 2003 03:42 PM

1 Type(s) of Instruments ([] 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
<input type="checkbox"/>	Deed of Trust	<input type="checkbox"/>	Lease	<input type="checkbox"/>		<input type="checkbox"/>	

2 Conveyance Check Box

<input type="checkbox"/>	Improved Sale Arms-Length [1]	<input type="checkbox"/>	Unimproved Sale Arms-Length [2]	<input type="checkbox"/>	Multiple Arms Length [3]	<input type="checkbox"/>	Not an Arms-Length Sale [9]
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3 Tax Exemptions (if Applicable)

<input type="checkbox"/>	Recordation	N/A
<input type="checkbox"/>	State Transfer	N/A
<input type="checkbox"/>	County Transfer	N/A

Cite or Explain Authority

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only	
Purchase Price/Consideration	\$.00	Transfer and Recordation Tax Consideration	
Any New Mortgage	\$.00	Transfer Tax Consideration	\$
Balance of Existing Mortgage	\$	x () %	= \$
Other:	\$	Less Exemption Amount	= \$
Other:	\$	Total Transfer Tax	= \$
Full Cash Value	\$.00	Recordation Tax Consideration	\$
		x () per \$500	= \$
		TOTAL DUE	\$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$ 20.00	\$	R Tax Bill: pd C.B. Credit: Ag. Tax/Other: <i>Staying in title</i>
Surcharge	\$ 20.00	\$	
State Recordation Tax	\$	\$	
State Transfer Tax	\$	\$	
County Transfer Tax	\$	\$	
Other	\$	\$	
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
4	2200028616	12044/226			[] (5)
Subdivision Name		Lot (3a)	Block(3b)	Sect/AR(3c)	Plat Ref.
					SqFt/Acreage(4)
					19.903 Ac.
Location/Address of Property Being Conveyed (2)					
4705 Pleasant Grove Road, Reisterstown, MD 21136					
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)	Doc. 2 - Grantor(s) Name(s)
CHARLES F. JENKINS, JR.	
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)
CHARLES F. JENKINS, JR. TANYA LOHSS JENKINS	
New Owner's (Grantee) Mailing Address	
4705 Pleasant Grove Road, Reisterstown, MD 21136	

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
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10 Contact/Mail Information

Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/>	Return to Contact Person
Name:	Karen Miller/Cindy Whitcomb	<input type="checkbox"/>	Hold for Pickup
Firm:	The Sentinel Title Corporation	<input type="checkbox"/>	Return Address Provided
Address:	The Marathon Bldg., Ste. 201, 511 Jermor Lane, Westminster, MD 21157		
Phone:	Telephone: 410-857-1444 Fax: 410-876-9189		

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		Geo.	Map	Sub	Block
Land		Zoning	Grid	Plat	Lot
Buildings		Use	Parcel	Section	Occ. Cd.
Total		Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

Per [Signature] COUNTY TRANSFER TAX Sec 33-139

Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY CLERK OF COURT (Land Records) SM 18909, p. 0579, MSA_CE62_18764. Date available 05/11/2004. Printed 08/02/2023.