

LIBER 6269 PAGE 505

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THIS DEED AND AGREEMENT OF EASEMENT, Made this 6th day of April, 1981, by and between RUDOLPH W. NECHAY and EVA M. NECHAY, parties of the first part; GEORGE A. ROBERTSON and WENDY EWING ROBERTSON, parties of the second part; RICHARD O. DUNCAN and BARBARA C. DUNCAN, his wife, parties of the third part; and DAPHNE A. DUNCAN, party of the fourth part.

WHEREAS, the parties of the first part are the owners of the fee simple property situate in Baltimore County, State of Maryland, known as No. 4705 Pleasant Grove Road, which parcel of ground is more particularly described in a Deed dated May 10, 1974 and recorded among the Land Records of Baltimore County in Liber EHK, JR No. 5456, folio 357, and in a Deed of even date herewith and recorded or intended to be recorded among the aforesaid Land Records immediately prior hereto (hereinafter called Parcel I); and

WHEREAS, the parties of the second part are the owners of the fee simple property situate in Baltimore County, State of Maryland, known as No. 4707 Pleasant Grove Road, which parcel of ground is more particularly described in a Deed dated June 26, 1974 and recorded among the aforesaid Land Records in Liber EHK, JR No. 5457, folio 948, and described in a Deed dated August 18, 1975 and recorded among the aforesaid Land Records in Liber EHK, JR No. 5559, folio 243, (hereinafter called Parcel II); and

WHEREAS, the parties of the third part and party of the fourth part are owners of the fee simple property known as No. 4709 Pleasant Grove Road, which parcel of ground is more particularly described in a Deed dated June 23, 1977 and recorded among the aforesaid Land Records in Liber EHK, JR No. 5770, folio 609, (hereinafter called Parcel III); and

WHEREAS, there exists over the property of the party of the first part a right of way extending from the property of the parties of the second part to Pleasant Grove Road, the centerline of which is more particularly described in "Exhibit A" attached hereto and made a part hereof; and

WHEREAS, the parties of the first part desire to grant, for the benefit of the parties of the second, third and fourth parts herein, their respective

TRANSFER TAX NOT REQUIRED
RANDOLPH B. ROSENCRANTZ
DIRECTOR OF FINANCE
BALTIMORE COUNTY, MARYLAND

Per: Bonnie S. DeLuca
3-20-81 AUTHORIZED SIGNATURE Re 1185 Easement

LIBER 6269 PAGE 506

personal representatives and assigns, an easement for ingress and egress to and from Pleasant Grove Road, wherefore, these presents are executed.

NOW, THEREFORE, THIS DEED AND AGREEMENT OF EASEMENT WITNESSETH: That in consideration of the premises and the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged by the parties hereto, the said parties of the first part do grant and convey unto the parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, and unto the parties of the third part an undivided one-half interest, as tenants by the entireties, their assigns, the survivor of them, and the survivor's personal representatives and assigns, and unto the party of the fourth part, an undivided one-half interest as a Life Tenant, with full powers of disposition, an easement for ingress and egress over the right of way, the centerline of which is described in "Exhibit A" hereof.

The parties of the first, second, third and fourth parts, for themselves, and their personal representatives and assigns, do hereby covenant and agree that:

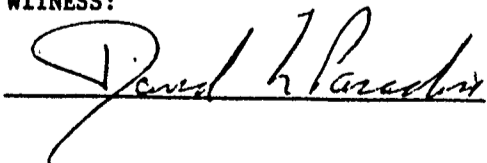
(1) The easement created herein shall be a burden upon the property of the parties of the first part and shall be for the benefit of the lands of the parties of the second, third and fourth parts in perpetuity.

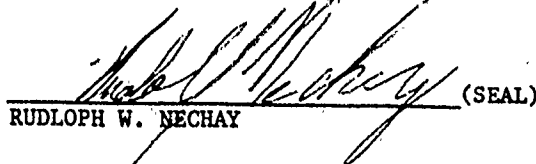
(2) The maintenance and upkeep of the right of way shall be shared equally by the owners of Parcels I, II and III.

The said Richard L. Walker and Grace P. Walker, his wife, and the said Equitable Financial Corporation, a body corporate of the State of Maryland, mortgagees of the property of the party of the first part, join herein for the purpose of subordinating the liens of their mortgages to the right of way herein created.

IN WITNESS WHEREOF, the parties hereto have caused this Deed and Agreement of Easement to be executed on the date hereinabove first written.

WITNESS:



 (SEAL)
RUDLOPH W. NECHAY

WITNESS:

[Signature] [Signature] (SEAL)
EVA M. NECHAY

STATE OF MARYLAND, Baltimore County TO WIT:

I HEREBY CERTIFY, that on this 5th day of March, in the year one thousand nine hundred eighty-one, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared RUDLOPH W. NECHAY, named in the above Deed and Agreement of Easement, and he acknowledged the foregoing Deed and Agreement of Easement to be his act, deed and for the purposes therein set forth.

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My commission expires: July 1, 1982

STATE OF MARYLAND, Baltimore County TO WIT:

I HEREBY CERTIFY, that on this 5th day of March, in the year one thousand nine hundred eighty-one, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared EVA M. NECHAY, named in the above Deed and Agreement of Easement, and she acknowledged the foregoing Deed and Agreement of Easement to be her act, deed and for the purposes therein set forth.

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My commission expires: July 1, 1982

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK Jr. 6269, p. 0507, MSA_CE62_6124. Date available 11/16/2005. Printed 08/02/2023.

LIBER 6269 PAGE 508

WITNESS:

Deanne Steen

George A. Robertson (SEAL)
GEORGE A. ROBERTSON

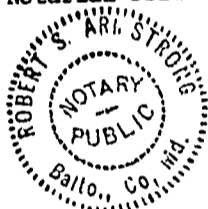
Deanne Steen

Wendy Ewing Robertson (SEAL)
WENDY EWING ROBERTSON

STATE OF MARYLAND, Baltimore County TO WIT:

I HEREBY CERTIFY, that on this 5th day of March, in the year one thousand nine hundred eighty-one, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared GEORGE A. ROBERTSON, named in the above Deed and Agreement of Easement, and he acknowledged the foregoing Deed and Agreement of Easement to be his act, deed and for the purposes therein set forth.

AS WITNESS my hand and Notarial Seal.



Robert S. Armstrong
Notary Public

My commission expires: July 1, 1982

STATE OF MARYLAND, Baltimore County TO WIT:

I HEREBY CERTIFY, that on this 5th day of March, in the year one thousand nine hundred eighty-one, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared WENDY EWING ROBERTSON, named in the above Deed and Agreement of Easement, and she acknowledged the foregoing Deed and Agreement of Easement to be her act, deed and for the purposes therein set forth.

AS WITNESS my hand and Notarial Seal.



Robert S. Armstrong
Notary Public

My commission expires: July 1, 1982

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK Jr. 6269, p. 0508, MSA_CE62_6124. Date available 11/16/2005. Printed 08/02/2023.

LIBER 6269 PAGE 509

WITNESS:

David H. Parachri

Richard O. Duncan (SEAL)
RICHARD O. DUNCAN

David H. Parachri

Barbara C. Duncan (SEAL)
BARBARA C. DUNCAN

STATE OF MARYLAND, Baltimore County TO WIT:

I HEREBY CERTIFY, that on this 5th day of March, in the year one thousand nine hundred eighty-one, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared RICHARD O. DUNCAN, named in the above Deed and Agreement of Easement, and he acknowledged the foregoing Deed and Agreement of Easement to be his act, deed and for the purposes therein set forth.

AS WITNESS my hand and Notarial Seal.



Robert S. Stronach
Notary Public

My commission expires: July 1, 1982

STATE OF MARYLAND, Baltimore County TO WIT:

I HEREBY CERTIFY, that on this 5th day of March, in the year one thousand nine hundred eighty-one, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared BARBARA C. DUNCAN, named in the above Deed and Agreement of Easement, and she acknowledged the foregoing Deed and Agreement of Easement to be her act, deed and for the purposes therein set forth.

AS WITNESS my hand and Notarial Seal.



Robert S. Stronach
Notary Public

My commission expires: July 1, 1982

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHJ Jr. 6269, p. 0509, MSA_CE62_6124. Date available 11/16/2005. Printed 08/02/2023.

LIBER 6269 PAGE 510

WITNESS:

Dennis Louis Stern

Daphne A. Duncan (SEAL)
Daphne A. Duncan

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY, That on this *5th* day of March, 1981, before me, the subscriber, a Notary Public of the State of Maryland aforesaid, personally appeared Daphne A. Duncan, party of the fourth part herein, and she acknowledged the foregoing Deed and Agreement of Easement to be her act, deed and for the purposes therein contained.

AS WITNESS my hand and notarial seal.



Robert S. Armstrong
Notary Public

My Commission Expires: July 1, 1982.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK Jr. 6269, p. 0510, MSA_CE62_6124. Date available 11/16/2005. Printed 08/02/2023.

LIBER 6269 PAGE 511

WITNESS:

Marie P Vincent

Richard L. Walker (SEAL)
RICHARD L. WALKER

Robert J. Heatt

Grace P. Walker (SEAL)
GRACE P. WALKER

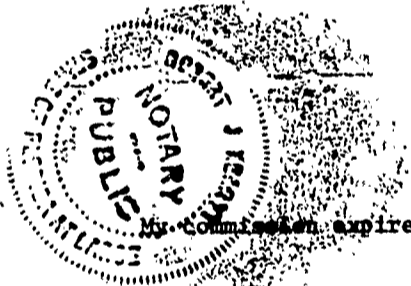
FLORIDA
STATE OF ~~MARYLAND~~,
COUNTY OF ~~FLAYOR~~

TO WIT:

I HEREBY CERTIFY, that on this 11th day of MARCH, in the year one thousand nine hundred eighty-one, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared RICHARD L. WALKER, named in the above Deed and Agreement of Easement, and he acknowledged the foregoing Deed and Agreement of Easement to be his act, deed and for the purposes therein set forth.

AS WITNESS my hand and Notarial Seal.

Robert J. Heatt
Notary Public



NOTARY PUBLIC STATE OF FLORIDA AT LARGA
MY COMMISSION EXPIRES SEPT 26 1981
BONDED THRU GENERAL INS. UNDERWRITERS

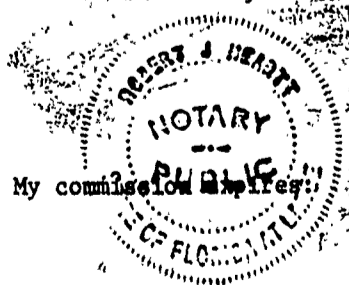
FLORIDA
STATE OF ~~MARYLAND~~,
COUNTY OF ~~FLAYOR~~

TO WIT:

I HEREBY CERTIFY, that on this 11th day of MARCH, in the year one thousand nine hundred eighty-one, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared GRACE P. WALKER, named in the above Deed and Agreement of Easement, and she acknowledged the foregoing Deed and Agreement of Easement to be her act, deed and for the purposes therein set forth.

AS WITNESS my hand and Notarial Seal.

Robert J. Heatt
Notary Public



NOTARY PUBLIC STATE OF FLORIDA AT LARGA
MY COMMISSION EXPIRES SEPT 26 1981
BONDED THRU GENERAL INS. UNDERWRITERS

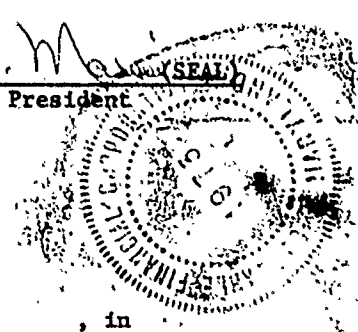
BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK Jr. 6269, p. 0511, MSA_CE62_6124. Date available 11/16/2005. Printed 08/02/2023.

LIBER 6269 PAGE 512

ATTEST:

EQUITABLE FINANCIAL CORPORATION,
a body corporate of the State of
Maryland

General L. Cudde

BY: Dennis W. Massie 
Vice President

STATE OF MARYLAND, COUNTY OF BALTIMORE TO WIT:

I HEREBY CERTIFY, that on this 9th day of March, in
the year one thousand nine hundred eighty-one, before me, the subscriber,
a Notary Public of the State aforesaid, personally appeared
DENNIS W. MASSIE,
the Vice President of EQUITABLE FINANCIAL CORPORATION, a body corporate,
and acknowledged the foregoing Deed and Agreement of Easement to be
its corporate act, and as such Vice President as aforesaid.

AS WITNESS my hand and Notarial Seal.

Pauline R. Lipscomb
Notary Public
Pauline R. Lipscomb

My commission expires: July 1, 1982



BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK Jr. 6269, p. 0512, MSA_CE62_6124. Date available 11/16/2005. Printed 08/02/2023.

LIBER 6269 PAGE 513

Exhibit A

THE centerline of a right of way (20 feet wide) as conveyed from Richard Leroy Walker and Grace P. Walker, his wife to Marie King Benson and Wilbur M. Benson, her husband, by deed dated December 27, 1952 and recorded among the Land Records of Baltimore County, Maryland, in Liber GLB No. 2243, folio 65, etc., and which leads out to Pleasant Grove Road is described, according to a survey dated March 5, 1981, by A.L. Snyder, Reg. Property Line Surveyor No. 26, as follows:

BEGINNING FOR THE SAME in the center of the existing road and in the first or S 87° 09' E 509.80 feet line (erroneously called S 89° 09' E in the Deed to Robertson) of that parcel of land which was conveyed by James M. Fincham and Elizabeth C. Fincham, his wife, to George A. Robertson and Wendy Ewing Robertson his wife, by deed dated June 26, 1974, and recorded among the Land Records of Baltimore County, Maryland in Liber EHK, Jr. No. 5457, folio 948 etc., and being distant N 88° 24' 30" E 10.70 feet as now surveyed, from the beginning thereof thence leaving the said first line and running for the centerline of the 20 feet wide right of way as follows:

- (1) N 41° 17' 30" W 95.70 feet, thence (2) N 64° 32' 48" W 329.07 feet, thence
- (3) N 60° 59' 35" W 39.06 feet, thence (4) N 51° 55' 43" W 48.90 feet, thence
- (5) N 42° 09' 41" W 110.07 feet, thence (6) N 49° 57' 06" W 40.18 feet, thence
- (7) N 54° 37' 08" W 45.49 feet, thence (8) N 51° 45' 06" W 41.47 feet, thence
- (9) N 41° 19' 10" W 34.62 feet thence (10) N 32° 14' 06" W 36.06 feet, thence
- (11) N 27° 48' 51" W 36.98 feet, thence (12) N 25° 57' 58" W 77.91 feet, thence
- (13) N 16° 26' 48" W 74.08 feet, thence (14) N 13° 40' 03" 51.07 feet, thence (15) N 28° 22' 15" W 40.67 feet, thence (16) N 6° 42' 44" W 21.22 feet, to the center of Pleasant Grove Road.

BEING the same right of way, as now surveyed, and following the existing road leading out to Pleasant Grove Road from the present Robertson property and which was described in a Deed from Richard Leroy Walker and Grace P. Walker his wife to Marie King Benson and Wilbur M. Benson, her husband dated December 27, 1952, and recorded among the Land Records of Baltimore County, Maryland, in Liber GLB No. 2243, folio 65 etc.

007L3**** 254482 18-02 871
007L3**** 254482 18-02 871

Rec'd for record MAR 20 1981 at 12:17 P.M.
Per Elmer H. Kahliza, Jr. Clerk
Mail to REAL ESTATE TITLE CO., INC
Receipt No. 37.00

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK Jr. 6269, p. 0513, MSA_CE62_6124. Date available 11/16/2005. Printed 08/02/2023.