

Old Line Title & Escrow, LLC  
 File No. OLTE3529  
 Tax ID # 06 0613020675

**This Deed**, made this 11th day of July, 2005, by and between Corbin Riemer, by Bruce L. Brown his attorney in fact, party of the first part, Grantor; and Todd Morrill, Karen Morrill and Todd Cooper Morrill, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of Three Hundred Thousand And 00/100 Dollars (\$300,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Todd Morrill, Karen Morrill and Todd Cooper Morrill, as joint tenants unto the survivor of them, their heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

**Parcel No. 1** Beginning for the first thereof at a stone on the West side of a County Road from thence running as following; South 34-1/2 degrees West 32.6 perches to a stone from thence South 51-1/2 degrees East 6 perches to a stone from thence North 81-1/2 degrees East 17.6 perches to a stone from thence North 7-1/2 degrees West 28 perches to the place of beginning. Containing three acres of land more or less.

**The improvements thereon being known as 20101 Valley Mill Road.**

**Parcel No. 2** Beginning for the second thereof at the beginning of the sixth or North 36 degrees 23 minutes East 536.05 feet line of a parcel of land which a Deed dated January 9, 1947, and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1534, folio 222, was conveyed by William I. Norris, widower, to Carl A. Pittinger and wife and running thence with and binding on a part of said sixth line, North 36 degrees 23 minutes East 275 feet to a point on or near the Southeast side of the Valley Mill road, thence leaving said outline and running North 53 degrees 37 minutes West 15 feet more or less to the center of the Valley Mill Road, thence binding in the center of said road the three following courses and distances, viz; South 42 degrees 51 minutes West 58.74 feet, South 58 degrees 54 minutes West 60 feet and South 70 degrees 04 minutes West 190 feet to intersect the fifth line of the aforesaid parcel of land which was conveyed by Norris to Pittinger and thence running with the binding on a part of said fifth line South 52 degrees 26 minutes East 150 feet more or less to the place of beginning. Containing 0.54 of an acre of land more or less.

BEING all that same parcel of land which Deed dated August 15, 2002, and recorded among the Land Records of the County of Baltimore, State of Maryland, in Liber No. 16768, folio 512, was granted and conveyed by Jane P. Bennighof, Personal Representative of the Estate of Betty E. Schaal, known of record as Betty Schaal unto Corbin Riemer.

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**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 tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Todd Morrill, Karen Morrill and Todd Cooper Morrill, as joint tenants unto the survivor of them, their heirs and assigns, in fee simple.

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:

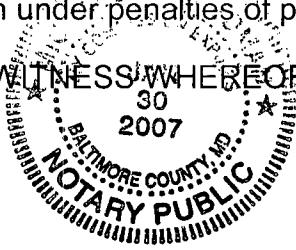
Michael A. Juelson

Corbin Riemer by Bruce L. Brown *attorney in fact*  
{Seal}  
Corbin Riemer by Bruce L. Brown his attorney in fact

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I hereby certify that on this 11th day of July, 2005, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Bruce L. Brown as attorney in fact for Corbin Riemer, the Grantor herein, 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.



Michael A. Juelson  
Notary Public  
My commission expires: 1/30/07

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.

Jack Plechner  
Attorney

AFTER RECORDING, PLEASE RETURN TO:  
Old Line Title & Escrow, LLC  
1777 Reisterstown Road  
Commercentre East #253  
Baltimore, MD 21208

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate  
Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence

1. Transferor Information	
Name of Transferor <i>Corbin Reimer</i>	
2. Reasons for Exemption	
Resident Status	<input checked="" type="checkbox"/> Transferor, am a resident of the State of Maryland. <input type="checkbox"/> Transferor is a resident entity under § 10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
Witness <i>Michael A. [Signature]</i> 2007 BALTIMORE COUNTY, MD NOTARY PUBLIC	Name <i>Corbin Reimer</i> Signature <i>Corbin Reimer by [Signature]</i> <i>attested for</i>
3b. Entity Transferors	
Witness/Attest	Name of Entity
	By
	Name
	Title

**CLERK'S NOTATION**  
Document submitted for record in  condition not permitting satisfactory photographic reproduction

0023020 657

Dec 6, 2005

State of Maryland Land Instrument Intake Sheet

[ ] Baltimore 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
TR TAX STATE 1,500.00
TOTAL 1,540.00
Rec# BARG Rpt # 92340
SM DK Blk # 1326
Dec 06, 2005 01:54 PM

1 Type(s) of Instruments
2 Conveyance Check Box
3 Tax Exemptions (if Applicable)

Table with columns: Consideration, Amount, Finance Office Use Only. Rows include Purchase Price/Consideration, Any New Mortgage, Balance of Existing Mortgage, etc.

5 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).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)

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
Name: Denise Spilman
Firm: Old Line Title & Escrow, LLC
Address: 1777 Reisterstown Road Commercentre East #253 Baltimore, MD 21208

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

Assessment Use Only - Do Not Write Below This Line
Transfer Number: Date Received: Deed Reference: Assigned Property No:
Geo. Zoning Use Town Cd. Map Grid Parcel Ex.
RECORDATION TAX NOT REQUIRED
Director of Budget and Finance
SBALTIMORE COUNTY, MARYLAND
T.P. ART 12-108
DOC # 3 4 5 6
Initial: Date: 12/6/2005

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 23020, p. 0657, MSA\_CE62\_22875. Date available 01/12/2006. Printed 07/24/2024.