

Initial

*BBPREFEALB*

DGS FILE NO. 23/214

THIS DEED, made this 13th day of July, ~~1994~~ <sup>1995</sup> by and between ANNE E. BUNDY, party of the first part, "GRANTOR"; and the STATE OF MARYLAND, to the use of the Department of Natural Resources, party of the second part, "GRANTEE".

WITNESSETH: that in consideration of the sum of Fifty Five Thousand Seven Hundred Fifty Dollars and Fifty Cents (\$55,750.50) actual consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, convey and assign unto the said Grantee, its successors and assigns, in fee simple, all those lots of ground situate in the Seventh (7th) Election District of Baltimore County, in the State of Maryland, and as more particularly described in accordance with a survey dated July 15, 1994, (and plat attached hereto and made a part hereof), performed by E. F. Raphael & Associates, as follows:

Beginning for the same at a point on the east side of the Gunpowder Falls at the beginning of the 14th or South 40° West 23 perch line of the land which by deed dated June 29, 1973 and recorded among the Land Records of Baltimore County in Liber EHK Jr. 5372, folio 922 was conveyed by Christopher A. Batzer, Marguerite Marie Batzer and Helen Wood Hughes to Charles P. Bundy, Jr. and Anne E. Bundy, his wife, said point being also at the end of the 4th or North 48° 33' East 285 foot line of the land which by deed dated June 6, 1956 and recorded among the land Records of Baltimore County in Liber GLB 2950, folio 121 was conveyed by Edith Black Remare to Thomas G. McCausland and wife, thence leaving the south side of the Gunpowder Falls and binding on the fourteenth line of the firstly described deed and reversely on the fourth line of the secondly described deed, as now surveyed, South 40° 04' 05" West 379.50 feet to a point in the bed of the 66 foot easement as described in Quitclaim deed dated October 29, 1980, and recorded among the Land Records of Baltimore County in Liber EHK Jr. 6227, folio 154, by and between the Penn Central Corporation and the Northern Central Railway Company, grantor, and the State of Maryland, to the use of the Department of Natural Resources, running thence and binding on part of the fifteenth line of the firstly mentioned deed and crossing the aforesaid 66 foot right-of-way of the Railroad, North 65° 33' 42" East 187.94 feet to the southeastern side of the aforesaid 66 foot right-of-way and to the end of the ninth, or North 23° 46' West 131.25 foot line of the land which by deed dated June 1, 1959 and recorded among the Land Records of Baltimore County in Liber WJR 3535, folio 415, was conveyed by Frederick J. Thompson and Charlotte Thompson, his wife, to Michael A. Kormuth and Deborah C. Kormuth, his wife, running thence on the tenth, eleventh and twelfth lines of the last mentioned deed, and binding on the easternmost right-of-way line of the aforesaid Quitclaim deed, as now surveyed, North 52° 49' 05" East 297.10 feet, thence by a curve to the left with a radius of 988.00 feet for a distance of 987.77 feet (the chord of said arc being North 24° 10' 36" East 947.15 feet, to intersect the fourteenth or South 36° 30' West 47.8 perch line of the land which by deed dated November 12, 1991 and recorded among the Land Records of Baltimore County in Liber WHM 660, folio 120 was conveyed by Samuel R. Ensor, personal representative of the Estate of Zora B. Ensor, deceased, to Douglas G. Carroll, III, running thence and binding on said fourteenth line, as now surveyed, South 24° 56' 25" West 71.34 feet to the end thereof and running thence on the fifteenth through twentieth lines, inclusive, of the aforesaid 7th parcel and continuing on the sixth through the ninth lines, inclusive, of the 8th parcel and continuing on the ninth and tenth lines of the 5th parcel of the aforesaid deed from Ensor to Carroll, III and binding on the twenty-first through the twenty-fifth lines, inclusive, of the aforesaid deed from Batzer to Bundy and on the center line of the Northern Central Railway, as now surveyed, the five following courses and distances, (1) by a curve to the left with a radius of 955 feet for a distance of 162.35 feet, (the chord of said arc being North 5° 36' 13" West 162.15 feet), (2) by a curve to the left with a radius of 1300 feet for a distance of 1137.49 feet (the chord of said arc being North 35° 32' 25" West 1101.55 feet), thence (3) North 60° 36' 25" West 295.35 feet, thence (4) by a curve to the right with a radius of 7,086.27 feet for distance of 548.24 feet, (the chord of said curve being North 58° 23' 26" West 548.10 feet), thence (5) by a curve to the right with a radius of 1433 feet for a distance of 538.94 feet, (the chord of said arc being North 45° 23' 59" West 535.77 feet), thence leaving the center line of the Northern Central Railway and binding on the 26th line of the aforesaid deed, as now surveyed, South 76° 31' 28" West 95.21 feet, and running thence and binding on part of the North 15° East 21.5 perch line of the land which by deed dated March 13, 1951 and recorded among the

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 11207, p. 0296, MSA\_CE62\_11062. Date available 03/03/2005. Printed 09/26/2023.

RECEIVED FOR TRANSFER  
State Department of  
Assessments & Taxation  
for Baltimore County  
*08-14-95*

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE

SIGNATURE *[Signature]* DATE *08-14-95*

Agricultural Transfer Tax  
Not Applicable

Signature *ER* Date *8/14/95*

UT1207.027

Land Records of Baltimore County in Liber 1945, folio 55 was conveyed by Clayton W. Bordley, Inc. to Joseph C. Blair, et al., and running thence and binding on part of said second line, as now surveyed, North 13° 01' 27" East 120.75 feet, to the intersection formed by the extension, northeasterly of the 28th line of the firstly described deed from Batzer to Bundy, running and binding on said line, as now surveyed, South 50° 53' 05" West 113.00 feet to the center of the Gunpowder Falls, running thence and binding in or near the center of said falls and running for line of division now made through the lands of the grantor the sixteen following courses and distances, (1) South 18° 36' 07" East 227.02 feet, (2) South 24° 40' 37" East 203.59 feet, (3) South 38° 39' 35" East 224.11 feet, (4) South 62° 10' 33" East 203.53 feet, (5) South 70° 20' 46" East 594.64 feet, (6) South 65° 46' 20" East 219.32 feet, (7) South 55° 29' 29" East 194.17 feet, (8) South 42° 38' 48" East 206.65 feet, (9) South 36° 21' 37" East 202.41 feet, (10) South 25° 56' 32" East 205.73 feet, (11) South 14° 44' 37" East 196.47 feet, (12) South 06° 28' 59" East 221.42 feet, (13) South 11° 18' 36" West 203.96 feet, (14) South 25° 16' 40" West 199.06 feet, (15) South 39° 05' 38" West 206.16 feet, (16) South 51° 54' 05" West 221.09 feet, to the place of beginning.

CONTAINING 13.601 acres of land, more or less.

BEING part of the same lots of ground which by deed dated June 29, 1973 and recorded among the Land Records of Baltimore County in Liber EHK Jr. No. 5372, folio 922, which was granted and conveyed by Christopher A. Batzer, Marguerite Marie Batzer and Helene Wood Hughes unto Charles P. Bundy, Jr. and Anne E. Bundy, his wife. The said Charles P. Bundy, Jr., having since departed this life on or about February 19, 1984, thereby vesting title to the said property in Anne E. Bundy as sole surviving tenant to execute the within deed.

TOGETHER WITH the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lots of ground and premises, unto and to the use of the said Grantee, its successors and assigns, in fee simple.

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

WITNESS the hand and seal of the said Grantor as of the date first above written.

WITNESS:

[Signature]

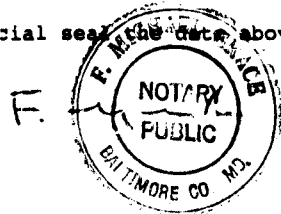
Anne E. Bundy (SEAL)  
ANNE E. BUNDY, Grantor

STATE OF MARYLAND, COUNTY OF Baltimore, To Wit:

I HEREBY CERTIFY that, on this 13th day of July, 1994, 1995 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Anne E. Bundy, known to me (or satisfactorily proven) to be the Grantor(s) whose name is subscribed to the within Deed, who signed the same in my presence, and acknowledged that she executed the same for the purposes therein contained and in my presence signed and sealed the same.

IN TESTIMONY WHEREOF, I have affixed my official seal to the date above written.

[Signature]  
Notary Public

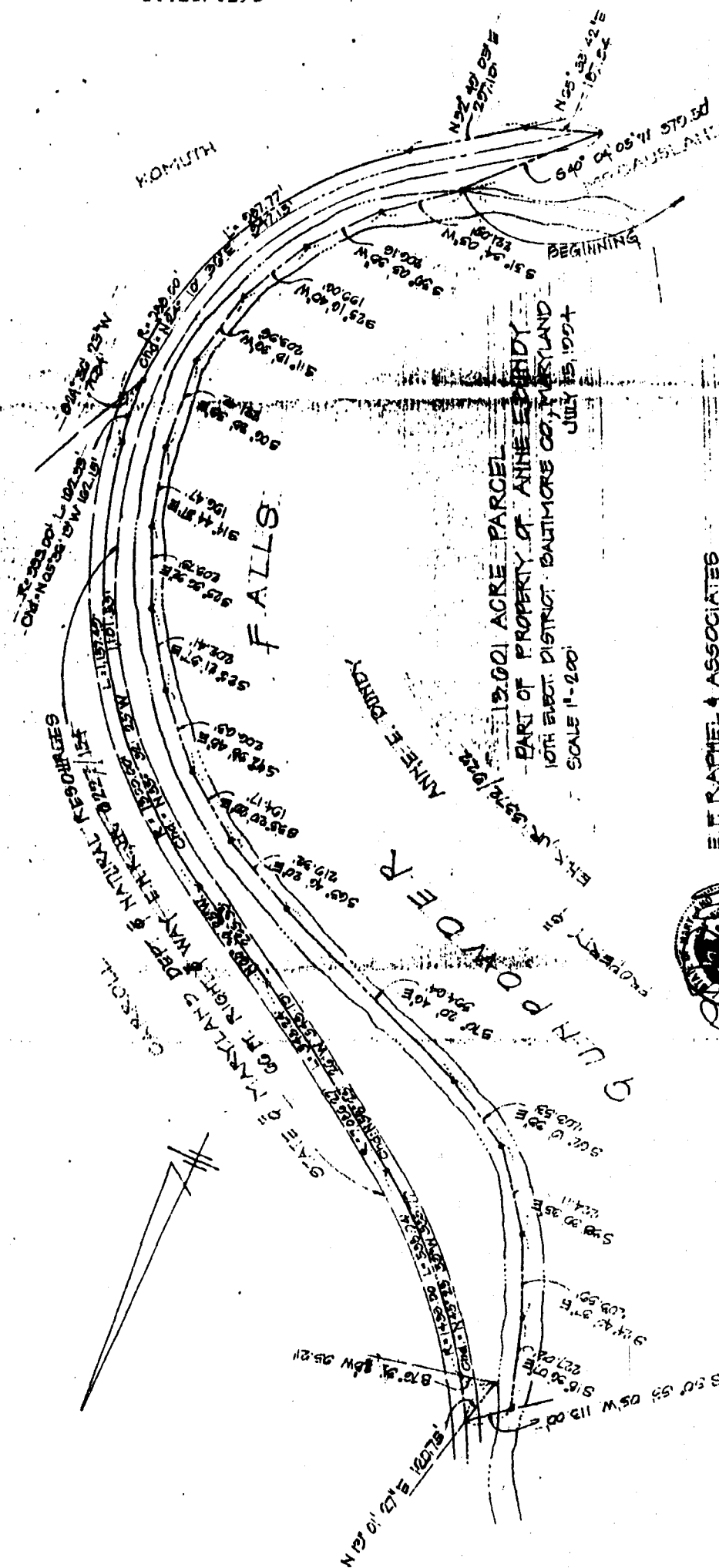


My Commission Expires: 12-1-96

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned Maryland attorney or by a party to this instrument.

[Signature]  
Robert S. Abrahams, Attorney-at-Law

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 11207, p. 0297, MSA\_CE62\_11062. Date available 03/03/2005. Printed 09/26/2023.



13.001 ACRE PARCEL  
 PART OF PROPERTY OF ANNE E. GORDY  
 10TH ELECT. DISTRICT, BALTIMORE COUNTY, MARYLAND  
 JULY 15, 1997  
 SCALE 1" = 200'



E. F. RAPHAEL & ASSOCIATES  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
 205 COURTLAND AVENUE, TOWSON, MARYLAND 21286  
 TELEPHONE (410) 225-3008

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.

THE FOLLOING FEES: RECORDING FEE 20.00, TOTAL 25.00, REC'D 7/26/05, BIK # 325, 83782

1 Type(s) of Instruments: Deed, Mortgage, Other. 2 Conveyance Type Check Box: Improved Sale, Unimproved Sale, Multiple Accounts, Not an Arms-Length Sale. 3 Tax Exemptions (if Applicable): Recordation, State Transfer, County Transfer. STATE IS GRANTED

4 Consideration and Tax Calculations. Table with columns for Consideration Amount and Finance Office Use Only. Includes rows for Purchase Price/Consideration, Any New Mortgage, Balance of Existing Mortgage, Other, Full Cash Value, and Transfer and Recordation Tax Consideration.

5 Fees. Table with columns for Amount of Fees (Doc. 1, Doc. 2) and Agent. Includes rows for Recording Charge, Surcharge, State Recordation Tax, State Transfer Tax, County Transfer Tax, Other, and Other.

6 Description of Property. Includes fields for District, Property Tax ID No., Grantor L/ber/Folio, Map, Parcel No., Var. LOG, Subdivision Name, Lot (3a), Block (3b), Sect/AR(3c), Plat Ref., SqFV/Acreage (4), and Location/Address of Property Being Conveyed (2).

7 Transferred From. Includes fields for Doc. 1 - Grantor(s) Name(s) and Doc. 2 - Grantor(s) Name(s). Example: ANNE E. BUNDY.

8 Transferred To. Includes fields for Doc. 1 - Grantee(s) Name(s) and Doc. 2 - Grantee(s) Name(s). Example: State of Maryland to the use of the Department of Nat Res.

9 Other Names to Be Indexed. Includes fields for Doc. 1 - Additional Names to be Indexed (Optional) and Doc. 2 - Additional Names to be Indexed (Optional).

10 Contact/Mail Information. Includes fields for Name, Firm, Address, and Instrument Submitted By or Contact Person. Example: E Michael Goyer, Fountainshead, Catonsville, 300 Frederick Road, Suite 100, Pato, Md. 21228.

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER. Includes questions about principal residence, personal property, and survey.

Assessment Use Only - Do Not Write Below This Line. Table with columns for Transfer Number, Date Received, and Assigned Property No. Includes rows for Land, Buildings, Total, Geo. Zoning, Use, Town Cd, Map, Parcel, Ex. St., Sub, Plat, Section, Ex. Cd, Block, Lot, and Occ. Cd.

REMARKS: ATTACHED TO DEED. Distribution: White - Clerk's Office, Canary - SDAT, Pink - Office of Finance, Goldenrod - Preparer, AOC-CC-300 (8/95).

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 11207, p. 0299, MSA\_CE62\_11062. Date available 03/03/2005. Printed 09/26/2023.

TRANSFER TAX NOT RECEIVED. Director of Finance, BALTIMORE COUNTY MARYLAND. Date 3-11-95. See 3-1-99 A.