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THIS DEED, Made this 29th day of June in the year nineteen hundred seventy-three, by and between CHRISTOPHER A. BATZER, MARGUERITE MARIE BATZER and HELENE WOOD HUGHES of Baltimore County, State of Maryland, parties of the first part, and CHARLES P. BUNDY, JR. and ANNE E. BUNDY, his wife, of Baltimore County, parties of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars and other good and valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said CHRISTOPHER A. BATZER, MARGUERITE MARIE BATZER and HELENE WOOD HUGHES do grant and convey unto the said CHARLES P. BUNDY, JR. and ANNE E. BUNDY, his wife, as tenants by the entireties, their assigns, the survivor of them and the heirs and assigns of the survivor, in fee simple, all that parcel of ground situate, lying and being in the Seventh Election District of Baltimore County, State aforesaid, and described as follows, that is to say:

BEGINNING for the same at a white marble monument heretofore set at the beginning of the second line of the parcel of land described in a deed dated March 13, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1945 folio 55 from Clayton W. Bordley, Inc. to the said Grantors; running thence with and binding on said second line, and on the third line to the twenty-seventh line thereof, inclusive, by the courses and distances in said deed according to the meridian thereof (said lines not having been surveyed at the present time) the 26 following courses and distances respectively, viz: South 11 degrees 45 minutes east 38 1/4 perches; north 35 degrees 30 minutes east 32 perches; south 55 degrees 45 minutes east 31-3/4 perches; south 39 degrees 30 minutes east 20 perches; south 20 degrees 15 minutes east 20 perches; north 65 degrees 45 minutes east 20 perches, 2 links; south 25 degrees 45 minutes east 40 perches; south 52 degrees 30 minutes east 32 perches; south 59 degrees 30 minutes east 8 perches; south 72 degrees 30 minutes east 11 perches; south 68 degrees 30 minutes east 12 perches; south 69 degrees 30 minutes east 32 perches; north 70 degrees 00 minutes east 14 perches; south 40 degrees 00 minutes west 23 perches north 55 degrees 00 minutes east 34 perches; north 42 degrees 00 minutes east 20 perches 22 links; south 52 degrees 30 minutes east 18 links; north 27 degrees 45 minutes east 5 perches; north 21 degrees 00 minutes east 12 perches; north 7 degrees 30 minutes east 8 perches; north 3 degrees 15 minutes west 25 perches 8 links; north 22 degrees 03 minutes west 26 perches; north 43 degrees 30 minutes west 26 perches; north 58 degrees 00 minutes west 57 perches; north 42 degrees 30 minutes west 34 perches 3 links; and south 79 degrees 00 minutes west to meet a line of division now formed and marked by monuments mutually recognized by both parties thereto, said line of division being extended northeasterly from said monuments to intersect one of the

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outlines of the above mentioned parcel of land (believed to be the 27th line), to thereby form a property corner; thence binding reversely on said line of division now made and so extended, by a present survey referred to the magnetic meridian of December, 1958, the 8 following courses and distances respectively, viz: south 57 degrees 34 minutes 10 seconds west crossing the Great Gunpowder Falls there situate to the southwest side thereof, continuing for a straight line south 57 degrees 34 minutes 10 seconds west 43 feet more or less to a concrete monument, continuing for a straight line south 57 degrees 34 minutes 10 seconds west 356.21 feet to a concrete monument south 53 degrees 00 minutes 10 seconds west 171.39 feet to a concrete monument, south 40 degrees 26 minutes 10 seconds west 149.88 feet to a concrete monument on the northeast side of a 60 foot right of way now created for the use in common with others entitled thereto; south 40 degrees 26 minutes 10 seconds west 33.82 feet to a pipe in the center of said 60 foot right of way north 77 degrees 04 minutes 20 seconds west binding on the center of said 60 foot right of way 672.33 feet to a pipe set south 18 degrees 46 minutes 40 seconds west 30.16 feet from a concrete monument set on the northeast side of said 60 foot wide right of way, and north 65 degrees 22 minutes 10 seconds west 778.04 feet to a pipe set in the last line of the parcel of land above mentioned, at a point distant south 8 degrees 40 minutes 50 seconds east 35.90 feet from a concrete monument set at the intersection of said line and the northeast side of said 60 foot wide right of way, said pipe also being at the beginning of the first or north 71-3/4 degrees west 322 foot more or less center line of the 25 foot right of way there situate leading to the Hereford-Monkton Road and more fully described in the above mentioned deed, the use of said 25 foot right of way in common with others entitled thereto being hereby expressly granted to said Grantee, its successors and assigns; thence leaving said center lines and running with and binding on a part of said last line, and on the first line thereof, as now surveyed by the magnetic meridian of December, 1958, the two following courses and distances respectively, viz: south 8 degrees 40 minutes 50 seconds east passing over a pipe set on the southeast side of said 60 foot wide right of way at the distance of 35.90 feet and other pipes on line at the respective distances of 182.04 feet and 97.68 feet, measured from pipe to pipe for a total distance of 470.42 feet to a point in a stream adjacent to the northeast bank thereof, and south 80 degrees 00 minutes 20 seconds west 231.00 feet to the place of beginning. Containing 134.4 acres of land more or less.

TOGETHER WITH and especially to the Grantees herein, their heirs and assigns, the use in common with others of the twenty-five foot right of way referred to in the above description, and fully set forth in the deed dated March 13, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1945 folio 55 from Clayton W. Bordley, Inc. to a certain Joseph C. Blair and Charlotte T. Blair, his wife, leading from said property to Hereford-Monkton Road.

BEING all and the same property which by a Deed dated June 28, 1972 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5279 folio 28 was granted and conveyed by York Park Realty Corporation unto the said Christopher A. Batzer, Marguerite Marie Batzer and Helene Wood Hughes, as joint tenants, in fee simple.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anyway appertaining.

TO HAVE AND TO HOLD the said lot 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 CHARLES P. BUNDY, JR. and ANNE E. BUNDY, his wife, as tenants by the entireties, their assigns, the survivor of them and the heirs and assigns of the survivor, in fee simple.

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

AS WITNESS the hands and seals of the said Grantors.

WITNESS:

Christopher A. Batzer (SEAL)  
Christopher A. Batzer

Marguerite Marie Batzer (SEAL)  
Marguerite Marie Batzer

Helene Wood Hughes (SEAL)  
Helene Wood Hughes

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STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY, That on this 29th day of June, 1973, before me, a Notary Public of the State aforesaid, personally appeared CHRISTOPHER A. BATZER, MARGUERITE MARIE BATZER and HELENE WOOD HUGHES, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, who signed the same in my presence and acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and notarial seal.



David D. Downes  
David D. Downes  
Notary Public

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Rec'd for record JUN 29 1973 at 1:58 PM  
Per Elmer M. Kahline, Jr., Clerk  
Mail to DOWNES & DETZ  
Receipt No. 1250