

0022942 626

NO TITLE EXAMINATION

NO CONSIDERATION

THIS DEED AND DECLARATION, Made this 14th day of Nov., 2005, by and between M. SHIRLEY HOFFECKER and THOMAS W. HOFFECKER, her husband, of Baltimore County, State of Maryland, parties of the first part, Grantors, and THOMAS W. HOFFECKER, party of the second part, Grantee.

WITNESSETH, that in consideration of the love and affection by and between the parties, the actual consideration paid or to be paid being the sum of Zero Dollars (\$-0-), the said M. Shirley Hoffeecker and Thomas W. Hoffeecker, her husband, do grant and convey unto the said Thomas W. Hoffeecker, his heirs, personal representatives, and assigns, in fee simple, all those lots of ground situate, lying and being in Baltimore County, State of Maryland, and described as follows, that is to say:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION OF LOTS 1 AND 2 KNOWN AS 2627 AND 2629 MONKTON ROAD, RESPECTIVELY.

SUBJECT TO and together with the benefit of use in common with others entitled thereto of a 20' wide private access easement as set forth in the description of Lots 1 and 2 attached hereto.

BEING the same lots which by Deed and Declaration dated June 5, 1995 and recorded among the Land Records of Baltimore County in Liber 11074, folio 187, were granted and conveyed by M. Shirley Hoffeecker and Thomas W. Hoffeecker, her husband, unto M. Shirley Hoffeecker and Thomas W. Hoffeecker, as tenants by the entireties, in fee simple. See said Deed and Declaration re Declaration of the Private Access Agreement.

**CARROLL S.
LINGELHOFER III**
ATTORNEY AT LAW

SUITE 820
THE MERCANTILE-
TOWSON BUILDING
409 WASHINGTON AVE.
TOWSON, MARYLAND
21204-4903
(410) 828-0088
FAX (410) 828-0117

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 anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground 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 Thomas W. Hoffecker, his heirs, personal representatives and assigns, in fee simple.

AND the said Grantors hereby covenant that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantors.

WITNESS:

Handwritten signatures of M. Shirley Hoffecker and Thomas W. Hoffecker, each followed by a printed name and '(SEAL)'.

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

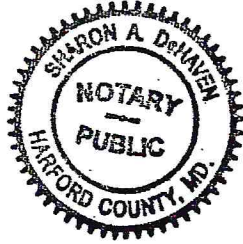
I HEREBY CERTIFY, that on this 14th day of November, 2005, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared M. SHIRLEY HOFFECKER and THOMAS W. HOFFECKER, her husband, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained and in my presence signed and sealed the same.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 22942, p. 0627, MSA_CE62_22797. Date available 12/16/2005. Printed 04/24/2018.

CARROLL S. LINGELHOFER III ATTORNEY AT LAW SUITE 820 THE MERCANTILE-TOWSON BUILDING WASHINGTON AVE. TOWSON, MARYLAND 21204-4903 (410) 828-0088 FAX (410) 828-0117

0022942 628

AS WITNESS my hand and notarial seal.



Sharon A. DeHaven
Notary Public
My Commission Expires: 6/1/08

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

Carroll S. Klingelhofer III
Carroll S. Klingelhofer III
Attorney-at-Law

RETURN TO:

CARROLL S. KLINGELHOFER III, ESQUIRE
409 WASHINGTON AVENUE
SUITE 820
TOWSON, MARYLAND 21204
(410) 828-0088

hoffeckerlots1&2monktonrd.forms

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 22942, p. 0628, MSA_CE62_22797. Date available 12/16/2005. Printed 04/24/2018.

CARROLL S. KLINGELHOFER III
ATTORNEY AT LAW

SUITE 820
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TOWSON, MARYLAND
21204-4903
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EXHIBIT A

LOT # 1
2.377 AC. ±

PROPERTY OF
THOMAS W.B. HOFFECKER

Beginning for the same at a point at the end of the 2nd or N 85° 23' 40" W 450.00' line of the First Parcel of Land which by deed dated July 20, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3870, folio 324, was conveyed by Francis N. Iglehart, Jr., and Harriet S. Iglehart, his wife, to Thomas W. B. Hoffecker and Margaret S. Hoffecker, his wife, running thence and binding reversely on part of the said 2nd line, as now surveyed, N 86° 05' 00" E 269.03' thence leaving the 2nd line of aforesaid deed, and running for lines of division now made, through the lands of the Grantor, and binding on the Division Lines of Lot 1 and Lot 2, as shown on the plat attached hereto and made a part hereof, the 2 following courses and distances, 1) S 5° 30' 28" W 119.99' and 2) S 36° 14' 55" E 205.45' to intersect the 4th or S 85° 23' 40" E 746.08' line of the aforesaid deed, running thence and binding reversely on part of said 4th line and reversely on all of the 3rd line of said deed, as now surveyed, S 86° 05' 00" W 496.08', and N 21° 09' 40" E 322.55' to the place of beginning.

Containing 2.377 Acres of land, more or less.

Subject to and together with the access easement as shown on said plat.

Being part of the First Parcel, of the land, which by deed dated July 20, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3870, folio 324, was conveyed by Francis N. Iglehart, Jr. and Harriet S. Iglehart, his wife, to Thomas W. B. Hoffecker and Margaret S. Hoffecker, his wife.

Being also Lot #1 as shown on the said attached plat.

Together with a 20' Access Easement, for the purpose of ingress and egress, and the installation of underground utilities, through the land of the Grantor and with the use in common with others entitled thereto, leading from the above described Lot #1 to Monkton Road, and more particularly described as follows:

Beginning for the same at a point located, as now surveyed, N 86° 05' 00" E 269.03' from the end of the 2nd or N 85° 23' 40" W 450.00' line of the 1st parcel of land which by deed dated July 20, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3870 folio 324, was conveyed by Francis N. Iglehart, Jr. and Harriet S. Iglehart, his wife, to Thomas W. B. Hoffecker and Margaret S. Hoffecker, his wife, said point being also located, as now surveyed, N 86° 05' 00" E 269.03' from the end of the 4th or N 85° 23' 40" W 450.00' line of the land which by deed dated March 3, 1989, and recorded among the Land Records of Baltimore County in Liber S.M. 8137, folio 435, was conveyed by Charles H. Heine and M. Shirley Hoffecker, Co-Personal Representatives of the Estate of Margaret Heine White, to M. Shirley Hoffecker and Thomas W. Hoffecker, her husband, said point being also the division of Lot #1 and Lot #2 as shown on the said attached plat, running thence and binding on part of the aforesaid 2nd line and on part of the aforesaid 4th line, as now surveyed, S 86° 05' 00" W 10.14', thence leaving said lines and binding on the west side of the 20' access easement, as now surveyed, the following courses and distances, 1) N 5° 30' 28" E 188.98' and 2) N 9° 23' 50" W 184.99' to a point on the north side of Monkton Road and to intersect the 2nd or N 89° 07' 30" E 292.76' line of the last mentioned deed, Heine et.al. to Hoffecker, running thence on the north side of Monkton Road and binding on part of the last mentioned 2nd line, as now surveyed, N 80° 36' 10" E 20.00', thence leaving Monkton Road, and the said 2nd line, and binding on the east side of the 20' Access Easement, as now surveyed, the 2 following courses and distances, 1) S 9° 23' 50" E 187.60' and 2) S 5° 30' 28" W 188.28' to intersect the aforesaid 4th line of said deed, Heine et. al. to Hoffecker, running thence and binding on part of said 4th line, S 86° 05' 00" W 10.14' to the place of beginning.

Being part of the land which by deed dated March 3, 1989 and recorded among the Land Records of Baltimore County in Liber S.M. 8137, folio 435, was conveyed by Charles H. Heine and M. Shirley Hoffecker, Co-Personal Representatives of the Estate of Margaret Heine White, to M. Shirley Hoffecker and Thomas W. Hoffecker, her husband.

LOT # 2
 2.626 AC. ±
 PROPERTY OF
 THOMAS W.B. HOFFECKER

Beginning for the same at the beginning of the First Parcel of land which by deed dated July 20, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3870, folio 324, was conveyed by Francis N. Iglehart, Jr. and Harriet S. Iglehart, his wife, to Thomas W.B. Hoffecker and Margaret S. Hoffecker, his wife, running thence and binding on the 1st and on part of the 2nd line of said deed, as now surveyed, S 86° 05' 00" W 477.05, thence leaving the 2nd line of said deed, and running for lines of division now made, through the lands of the Grantor, and binding on the division lines of Lot 1 and Lot 2 as shown on the plat attached hereto and made a part hereof, the 2 following courses and distances; 1) S 5° 30' 28" W 119.99' and 2) S 36° 14' 55" E 205.45' to intersect the 4th or S 85° 23' 40" E 746.08' line of the aforesaid deed, running thence and binding on part of the said 4th line, and on all of the 5th or last line of said deed, as now surveyed, the 2 following courses and distances, 1) N 86° 05' 00" E 250.00' and N 21° 09' 40" E 322.55' to the place of beginning.

Containing 2.626 Acres of land, more or less, and as shown on the said attached plat.

Subject to and together with the 30' x 60' Access Easement as shown on said plat.

Being part of the First Parcel, of the land, which by deed dated July 20, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3870, folio 324, was conveyed by Francis N. Iglehart, Jr. and Harriet S. Iglehart, his wife, to Thomas W.B. Hoffecker and Margaret S. Hoffecker, his wife.

Being also Lot #2 as shown on the said attached plat.

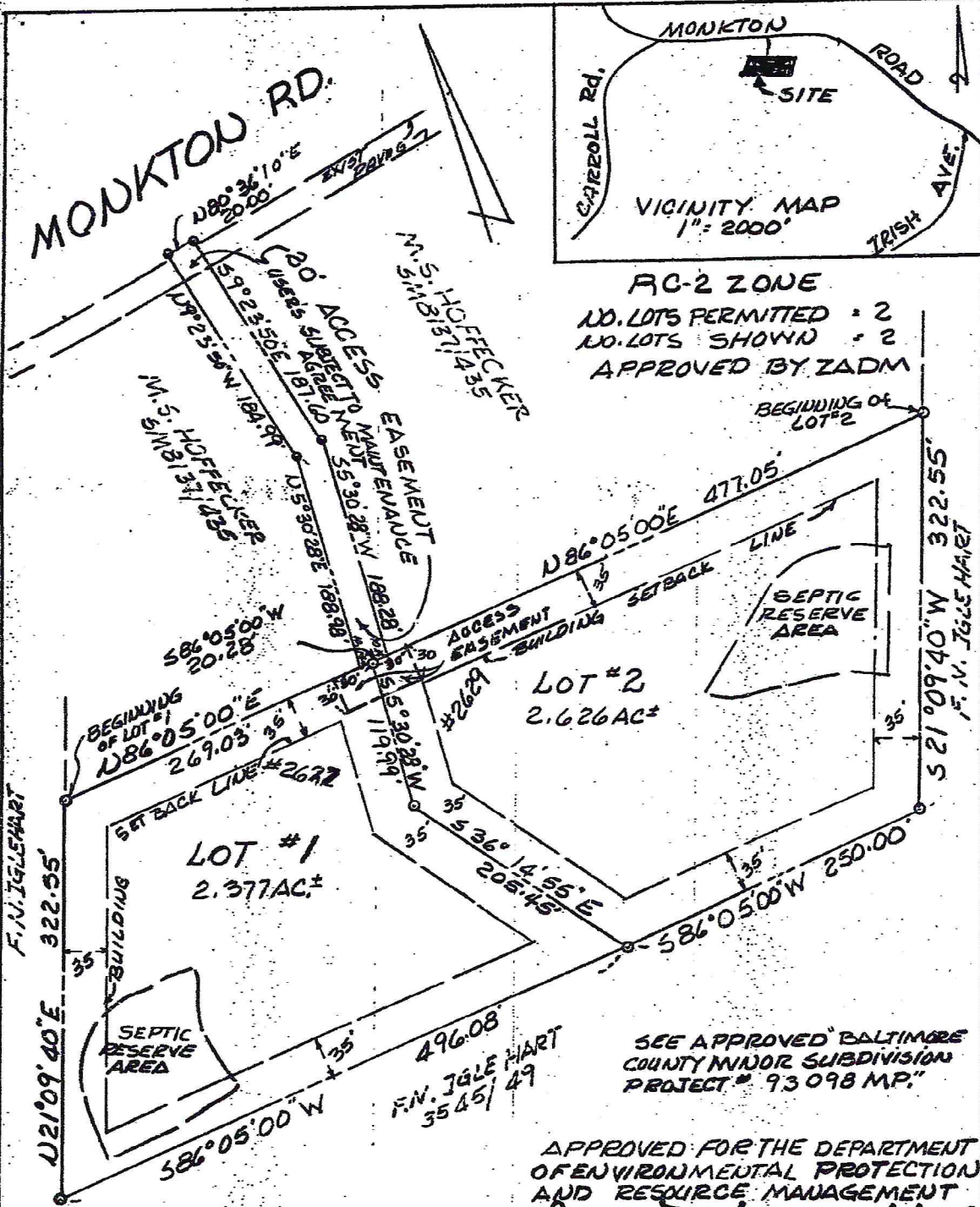
Together with a 20' Access Easement, for the purpose of ingress and egress, and the installation of underground utilities, through the land of the Grantor, and with the use in common with others entitled thereto, leading from the above

described Lot #2 to Monkton Road, and more particularly described as follows:

Beginning for the same at a point located, as now surveyed, N 86° 05' 00" E 269.03' from the end of the 2nd or N 85° 23' 40" W 450.00' line of the 1st Parcel of land which by deed dated July 20, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3870, folio 324, was conveyed by Francis N. Iglehart, Jr. and Harriet S. Iglehart, his wife, to Thomas W.B. Hoffecker and Margaret S. Hoffecker, his wife, said point being also located, as now surveyed, N 86° 05' 00" E 269.03' from the end of the 4th or N 85° 23' 40" W 450.00' line of the land which by deed dated March 3, 1989, and recorded among the Land Records of Baltimore County in Liber S.M. 8137, folio 435, was conveyed by Charles H. Heine and M. Shirley Hoffecker, Co-Personal Representatives of the Estate of Margaret Heine White, to M. Shirley Hoffecker and Thomas W. Hoffecker, her husband, said point being also the division of Lot #1 and Lot #2 as shown on the said attached plat, running thence and binding on part of the aforesaid 2nd line and on part of the aforesaid 4th line, as now surveyed, S 86° 05' 00" W 10.14', thence leaving said lines and binding on the west side of the 20' Access Easement, as now surveyed, the 2 following courses and distances, 1) N 5° 30' 28" E 188.98' and 2) N 9° 23' 50" W 184.99' to a point on the north side of Monkton Road and to intersect the 2nd or N 89° 07' 30" E 292.76' line of the last mentioned deed, Heine et. al. to Hoffecker, running thence on the north side of Monkton Road and binding on part of the last mentioned 2nd line, as now surveyed, N 80° 36' 10" E 20.00', thence leaving Monkton Road, and the said 2nd line, and binding on the East side of the 20' Access Easement, as now surveyed, the 2 following courses and distances, 1) S 9° 23' 50" E 187.60' and 2) S 5° 30' 28" W 188.28' to intersect the aforesaid 4th line of said deed, Heine et.al. to Hoffecker, running thence and binding on part of said 4th line, S 86° 05' 00" W 10.14' to the place of beginning.

Being part of the land which by deed dated March 3, 1989 and recorded among the Land Records of Baltimore County in Liber S.M. 8137, folio 435, was conveyed by Charles H. Heine and M. Shirley Hoffecker, Co-Personal Representatives of the Estate of Margaret Heine White, to M. Shirley Hoffecker and Thomas W. Hoffecker, her husband.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM-14674, p. 0194, MSA_CE62_10929, Date available: 03/03/2005, Printed 04/24/2018.



RC-2 ZONE
 NO. LOTS PERMITTED : 2
 NO. LOTS SHOWN : 2
 APPROVED BY ZADM

SEE APPROVED BALTIMORE COUNTY MAJOR SUBDIVISION PROJECT # 93098 MP.

APPROVED FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

J. Gus Dietz
 DIRECTOR 9/6/94
 DATE / YR



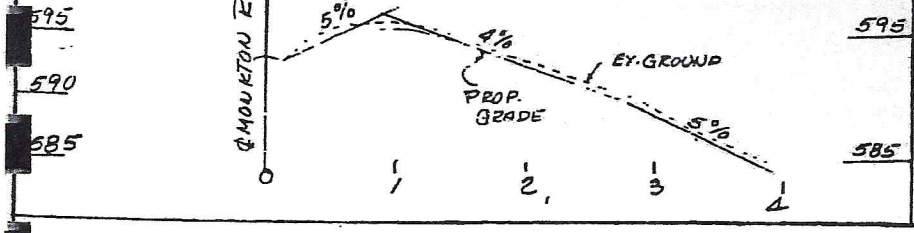
E. F. RAPHEL & ASSOCIATES
 Registered Professional Land Surveyors
 285 Courtland Avenue
 Towson, Maryland 21284

PROPERTY OF
THOMAS W.B. HOFFECKER
 10TH ELEC. DIST. BALTO. CO. MD.
 SCALE 1"=100' AUG. 26, 1994

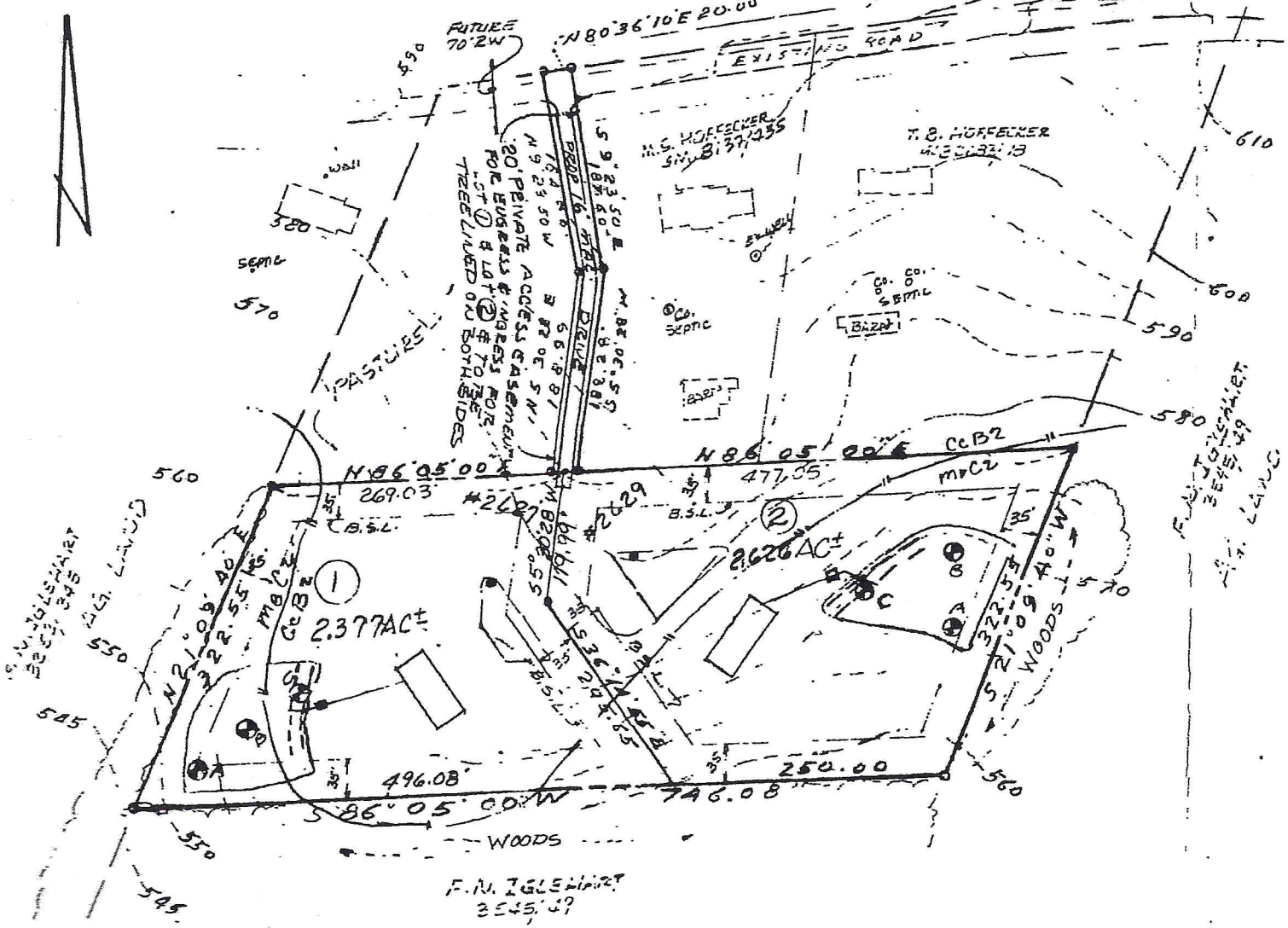
OWNER
THOMAS HOFFECKER
 2701 MONKTON RD.
 MONKTON MD. 21111
 771-4722

#2250-B

ACCESS PROFILE TO LOT 1 & 2
SCALE HOR: 1" = 100'
VERT: 1" = 10'



MONKTON ROAD
SUBJECT



WE CONFIRM THE FOLLOWING EXIST. CONDITIONS.

- 1) PROPERTY IS VACANT
- 2) 1 DWELLING UNIT ALLOWED PER LOT
- 3) SETBACKS AS SHOWN AS B.S.L.
- 4) NO BUILDINGS ON SITE.

OWNER
THOMAS W. HOFFECKER
2701 MONKTON RD.
MONKTON MD. 21111

771-4722

REVISED 6/15/94; BALTO. CO. COMMENTS

BALTIMORE CO. PROJECT	
DEVELOPMENT	
<input type="checkbox"/>	EXEMPT FROM FRANCHISE
<input checked="" type="checkbox"/>	FRANCHISE
ZONING CERT	
<input checked="" type="checkbox"/>	APPROVED
BY: <i>Colleen A.H.</i>	
APPROVED	
BY: <i>J. Joe Dea</i>	