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Sage Title Group, LLC
7939 Honeygo Blvd. Ste. 124
Baltimore, Maryland 21236

SHARED DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT

THIS SHARED DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT is made this 12th day of July, 2018, by and between **BLUE RAVEN VENTURES LLC**, party of the first part, **JOSEPH M. ROSELLINI** and **SUSAN ELAINE HARRIS**, parties of the second part, and **DAVID F. PEZZULLA** and **JO ANNE PEZZULLA**, husband and wife, parties of the third part.

WHEREAS, the party of the first part owns all that lot of ground which by Deed dated July 31, 2017 and recorded among the Land Records of Baltimore County, Maryland in Liber J.L.E. No. 39277, folio 20 was granted and conveyed by Joan Ellen Burkhardt and John A. Rosellini unto Blue Raven Ventures LLC (2916 Cub Hill Road, Baltimore, Maryland 21234, Tax ID# 09-09-18-470410); and

WHEREAS, the parties of the second part own all that lot of ground which by Deed dated June 11, 2015 and recorded among the Land Records of Baltimore County in Liber J.L.E. No. 37020, folio 490 was granted and conveyed by Joseph M. Rossellini unto Joseph M. Rosellini and Susan Elaine Harris (2916B Cub Hill Road, Baltimore, Maryland 21234, Tax ID# 09-22-00-019182); and

WHEREAS, the parties of the third part own all that lot of ground which by Deed dated August 4, 1978 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5920, folio 825 was granted and conveyed by Judith D. Gordon and Patricia L. Krueger, Personal Representatives of the Estate of Rowland H. Gempp, Deceased, unto David F. Pezzulla and Jo Anne Pezzulla, husband and wife (2918 Cub Hill Road, Baltimore, Maryland 21234, Tax ID# 09-09-07-150991); and

WHEREAS, the parties hereto share an existing blacktop common drive to Cub Hill Road for the purpose of ingress and egress to their respective properties as more partially shown on the Location Drawing dated June 20, 2018, prepared by NTT Associates, Inc., and attached hereto as Exhibit A.

LR - Easement	
(No-Taxes) Recording	
Fee	20.00
Name: Blue Raven	
Ventures LLC	
Ref:	
LR - Easement	
(No-Taxes) Surcharge	40.00
Subtotal:	60.00
Total:	1,555.00
07/27/2018 09:52	
10736804 CC0301 -	
Baltimore	
County/CC03.01.07 -	
Register 07	

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 40505, p. 0421, MSA_CE62_40362. Date available 07/30/2018. Printed 04/12/2023.

WHEREAS, the parties hereto wish to confirm said existing blacktop common drive and subject same to the provisions of this agreement.

NOW WHEREFORE, in consideration of the sum of One Dollar and other good and valuable consideration and in consideration of the mutual covenants and easements herein contained, it is agreed as follows:

1. **MUTUAL EASEMENT:** The parties hereto, to the extent they own any of the underlying fee simple parcel which encompasses the existing blacktop common drive, hereby grant unto each other, an easement of ingress and egress over so much of their respective properties as is presently improved as part of the existing blacktop common drive and to the extent reasonably necessary to be able to access their residences from the existing blacktop common drive.

2. **OBSTRUCTION:** The parties hereto agree not to obstruct, impede or interfere, one with the other, in the reasonable use of said existing blacktop common drive for the purpose of ingress and egress to and from the respective properties.

3. **MAINTENANCE:** The parties hereto agree to maintain the existing blacktop common drive in a usable, neat and uniform manner, so that the overall appearance of the said existing blacktop common drive is that of one common driveway and any costs of repair and rebuilding/repairing said existing blacktop common drive improvements shall be shared equally; except that any damage due to the negligence of any of the parties hereto or of any person who uses or has used the existing blacktop common drive pursuant to authority of any party hereto, in which case, the negligent party or the party granting such authority to use same shall be liable for such damages.

4. **INDEMNIFICATION:** The parties of the first and third parts indemnify and hold harmless the parties of the second part from and against all claims, demands, suits, costs, expenses, liabilities, fines, penalties, losses, damages and injury to person, property or otherwise, including, without limitation, direct, indirect and consequential damages, court costs and reasonable attorney's fees, arising from or in any respect related to any exercise of or use of this Easement by the parties of the first and third parts, and their guests and invitees.

5. **BINDING EFFECT:** This agreement shall be binding upon the parties hereto, their respective heirs, personal representatives and assigns.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals.

BLUE RAVEN VENTURES LLC

[Signature]
WITNESS

[Signature] (SEAL)
BY: H. Jeffrey Maslan
ITS: Authorized Member

[Signature]
WITNESS

[Signature] (SEAL)
JOSEPH M. ROSELLINI

[Signature]
WITNESS

[Signature] (SEAL)
SUSAN ELAINE HARRIS

[Signature]
WITNESS

[Signature] (SEAL)
DAVID F. PEZZULLA

Mary Angela Coffey in fact

[Signature]
WITNESS

[Signature] (SEAL)
JO ANNE PEZZULLA

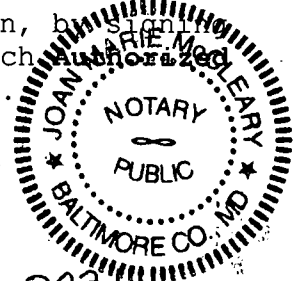
State of Maryland, County of Baltimore, to wit:

I HEREBY CERTIFY, that on this 12th day of July, in the year 2018, before me, the subscriber, a Notary Public of the State of Maryland and the County of Baltimore, personally appeared **H. Jeffrey Maslan**, who acknowledged himself to be the **Authorized Member** of **Blue Raven Ventures LLC**, and that he as such **Authorized Member**, being authorized to do so, executed the foregoing document for the purposes contained therein, by signing the name of **Blue Raven Ventures LLC** by himself as such **Authorized Member** and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

[Signature]
Notary Public

My Commission Expires: 02-02-2022

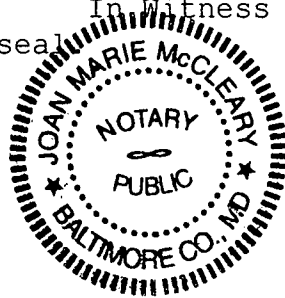


BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 40505, p. 0423, MSA_CE62_40362. Date available 07/30/2018. Printed 04/12/2023.

STATE OF Maryland, COUNTY OF Baltimore; to wit:

I hereby certify that on this 12th day of July, 2018, before me, the subscriber, a Notary Public of the State of Maryland and the County of Baltimore, personally appeared **JOSEPH M. ROSELLINI**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be his act, and in my presence signed and sealed the same.

In Witness Whereof, I hereunto set my hand and official seal.



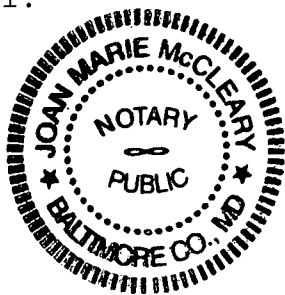
Joan Marie McCleary
Notary Public

My Commission Expires: 0202-2021

STATE OF Maryland, COUNTY OF Baltimore; to wit:

I hereby certify that on this 12th day of July, 2018, before me, the subscriber, a Notary Public of the State of Maryland and the County of Baltimore, personally appeared **SUSAN ELAINE HARRIS**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be her act, and in my presence signed and sealed the same.

In Witness Whereof, I hereunto set my hand and official seal.



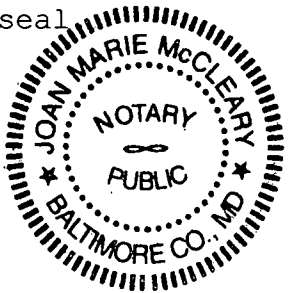
Joan Marie McCleary
Notary Public

My Commission Expires: 0202, 2021

STATE OF Maryland, COUNTY OF Baltimore; to wit:

I hereby certify that on this 12th day of July, 2018, before me, the subscriber, a Notary Public of the State of Maryland and the County of Baltimore, personally appeared **DAVID F. PEZZULLA**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be his act, and in my presence signed and sealed the same.

In Witness Whereof, I hereunto set my hand and official seal.



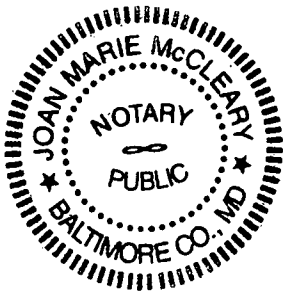
Joan Marie McCleary
Notary Public

My Commission Expires: 02.02.2021

STATE OF Maryland, COUNTY OF Baltimore; to wit:

I hereby certify that on this 12th day of July, 2018, before me, the subscriber, a Notary Public of the State of Maryland and the County of Baltimore, personally appeared **JO ANNE PEZZULLA**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be her act, and in my presence signed and sealed the same.

In Witness Whereof, I hereunto set my hand and official seal.

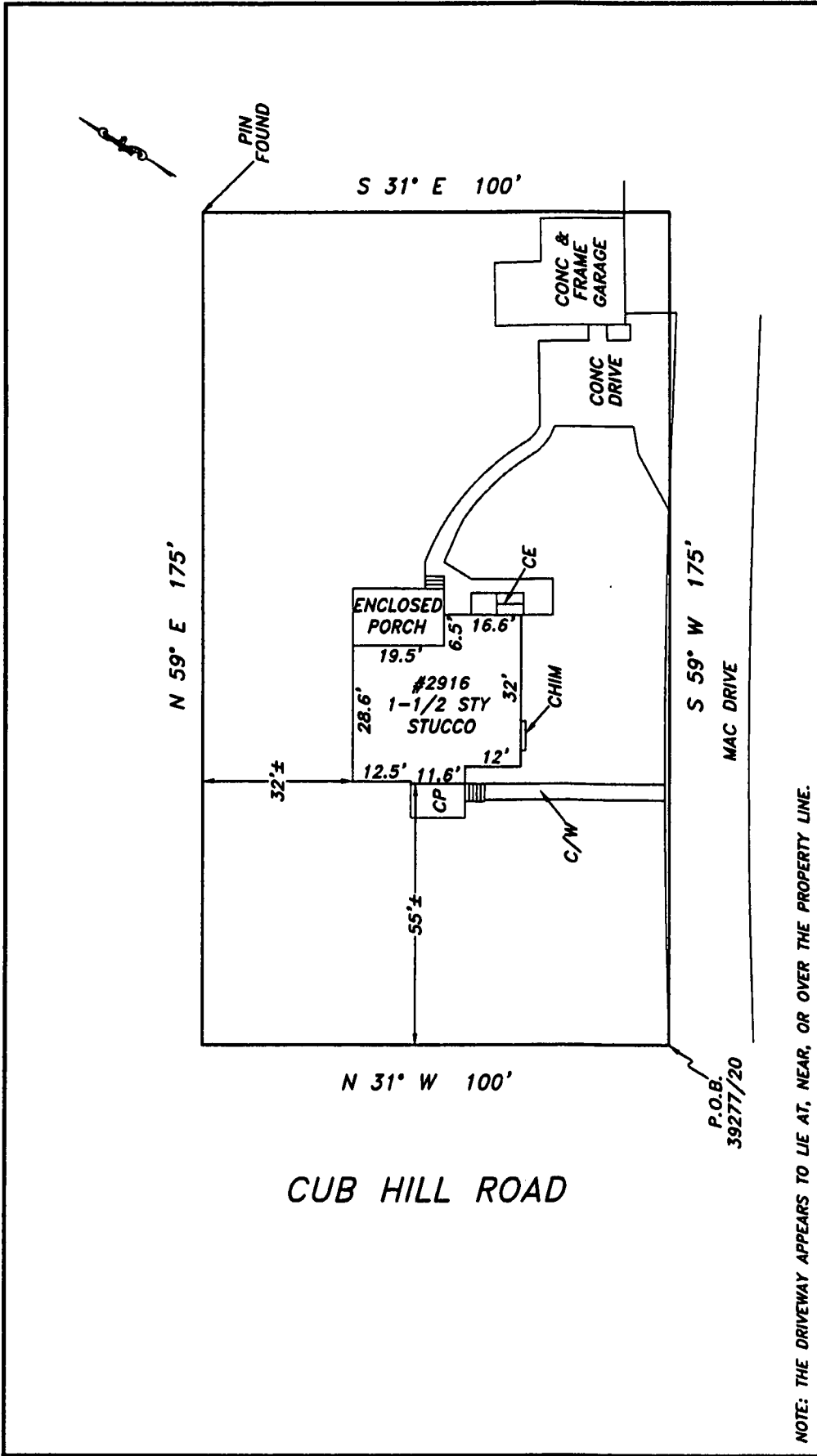


Joan Marie McCleary
Notary Public

My Commission Expires: 02.02.2021

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 40505, p. 0425, MSA_CE62_40362. Date available 07/30/2018. Printed 04/12/2023.

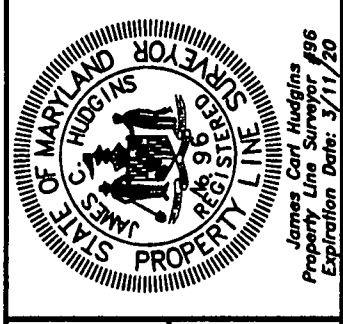
EXHIBIT "A"



LOCATION DRAWING
2916 CUB HILL ROAD
9th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 30'
 Date: 6/20/18
 Field By: JB
 Drawn By: JB
 File No.: 232564WHMS
 Page No.: 1 of 2

NTT Associates, Inc.
 16205 Old Frederick Rd.
 Mt. Airy, Maryland 21771
 Phone: (410) 442-2031
 Fax: (410) 442-1315
 www.nttsurveyors.com



NOTE: THE DRIVEWAY APPEARS TO LIE AT, NEAR, OR OVER THE PROPERTY LINE.

The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as:
2916 CUB HILL ROAD
 as described in a deed
 recorded among the land records of Baltimore County, Maryland in
 Liber 39277, folio 20

This is page one of a two page document. The advice found on the affixed page is an integral part of this drawing, and is not valid without all pages.

PREPARED FOR:

SAGE TITLE GROUP
 THE WISE CHOICE

CERTIFICATION OF PREPARATION

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned Attorney duly admitted to practice before the Court of Appeals of the State of Maryland or by one of the parties named in this instrument.



Michael Grace, Esquire

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 40505, p. 0427, MSA_CE62_40362. Date available 07/30/2018. Printed 04/12/2023.

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.

(Type or Print in Black Ink Only-All Copies Must Be Legible)

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if Addendum Intake Form is Attached.						
	2 Deed	Mortgage	1 Other	Other				
	3 Deed of Trust	Lease						
2	Conveyance Type Check Box	Improved Sale Arms-Length(1)	Unimproved Sale Arms-Length(2)	Multiple Accounts Arms-Length(3)	Not an Arms-Length Sale(9)			
3	Tax Exemptions (if Applicable)	Recordation	<u>DRIVEWAY EASEMENT & MAINTENANCE AGREEMENT</u>					
	Cite or Explain Authority	State Transfer						
		County Transfer						
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only				
		Purchase Price/Consideration	\$	Transfer and Recordation Tax Consideration				
		Any New Mortgage	\$	Transfer Tax Consideration	\$			
		Balance of Existing Mortgage	\$	X ()% =	\$			
		Other:	\$	Less Exemption Amount - Total Transfer Tax =	\$			
		Other:	\$	Recordation Tax Consideration X()per \$500 =	\$			
	Full Cash Value	\$	TOTAL DUE	\$				
5	Fees	Amount of Fees	Doc 1	Doc 2	Agent			
		Recording Charge	\$20.00			Tax Bill		
		Surcharge	\$40.00					
		State Recordation Tax	\$			C B Credit		
		State Transfer Tax	\$					
		County Transfer Tax	\$					
		Other	\$	\$		Ag Tax/Other		
	Other	\$	\$					
6	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).	District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. Log <input type="checkbox"/> (5)	
			09 09 18470410	39277/20/				
			Subdivision Name	Lot (3a)	Block (3b)	SectAR(3c)	Plat Ref.	SqFt/Acreage(4)
			Location/Address of Property Being Conveyed (2)					
			2916 Cub Hill Road, Baltimore, MD 21234					Water meter Account
			Other Property Identifiers (if applicable)					
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>		Fee Simple <input type="checkbox"/> Ground Rent <input type="checkbox"/> Amount				
		Partial Conveyance <input type="checkbox"/> Yes <input type="checkbox"/> No		Description/Amt. Of SqFt/Acreage Transferred:				
		If Partial Conveyance, List Improvements Conveyed-						
7	Transferred From	Grantor(s) Name(s)			Doc 2 - Grantor(s) Name(s)			
		Blue Raven Ventures LLC						
		Doc 1 - Owner(s) of Record, if Different from Grantor(s)			Doc 2 - Owner(s) of Record, if Different from Grantor(s)			
8	Transferred To	Doc 1 Grantee(s) Name(s)			Doc 2 - Grantee(s) Name(s)			
		Joseph M. Rosellini						
		Susan Elaine Harris						
		New Owner's (Grantee) Mailing Address						
		2916 Cub Hill Road, Baltimore, MD 21234						
9	Other Names to Be Indexed	Doc 1 - Additional Names to be indexed (Optional)			Doc 2 - Additional Names to be indexed (Optional)			
		David F. Pezzulla						
		Joanne Pezzulla						
10	Contact/Mail information	Instrument Submitted By or Contact Person					<input type="checkbox"/> Return to Contact Person	
		Name: Bethany Knopp					<input type="checkbox"/> Hold for Pickup	
		Firm: Sage Title Group, LLC					<input checked="" type="checkbox"/> Return Address Provided	
		Address: 7939 Honeygo Boulevard, Suite 124 Baltimore, MD 21236 Phone: 410-931-3500						
11	IMPORTANT BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
	Assessment Information	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Will the property being conveyed be the grantee's principal						
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify						
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded no copy required)						
	Assessment Use Only - Do Not Write Below This Line							
	<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran Process Verification			
	Transfer Number:	Date Received:	Deed Reference:		Assigned Property No.			
	Year		Geo	Map	Sub	Block		
	Land		Zoning	Grid	Plat	Lot		
	Buildings		Use	Parcel	Section	Doc Od.		
	Total		Town Cd.	Ex. St.				
	REMARKS:							
	Director of Budget and Finance BALTIMORE COUNTY, MARYLAND COUNTY TRANSFER TAX Per <u>[Signature]</u> RECORDATION TAX Per <u>[Signature]</u> Date <u>7/21/18</u>							
	Grantor's Mailing Address:							