

App. H- 58520

This Deed, Made this 5th day of OCTOBER, in the year one thousand nine hundred and sixty-six, by and between BENJAMIN H. KAESTNER and MABEL G. KAESTNER, his wife, parties of the first part, Grantors; and THOMAS W. MELE and MARJORIE JOY MELE, his wife, parties of the second part, Grantees.



Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantees, as tenants by the entireties, their assigns and unto the survivor of them, his or her heirs and assigns, in fee simple, all -----

----- t h a t ----- lot(s) of ground
situate in the Eleventh Election District of Baltimore County -----
in the State of Maryland, and described as follows, that is to say: By a survey of Keller & Keller dated August 25, 1953:

BEGINNING for the same at an iron pipe driven in the ground at the end of the first line of the whole tract of land of which the parcel now being described is a part and which said whole tract of land is described in a Deed dated November 2, 1950 and recorded among the Land Records of Baltimore County in Liber TBS No. 1905, folio 422 from John B. Gontrum and wife to Gordon L. Smith and wife; and running thence from said place of beginning, binding on part of the second line of the said whole tract of land North 83 degrees 45 minutes West 438.20 feet to an iron pipe; thence running for lines of division the four following courses and distances, viz: South 00 degrees 34 minutes East, parallel with said first line of said whole tract of land, 296.19 feet to an iron bolt; thence Southeasterly by a curve to the left, having a radius of 100 feet a distance of 115.75 feet to an iron bolt; thence South 66 degrees 53 minutes East 182.17 feet to an iron bolt driven in the ground in the center of a 15 foot Right-of-Way leading to the Pepper Hill and Perry Hall Roads and to be used in common with others thereto; thence North 72 degrees 23 minutes East 218.0 feet to an iron pipe and to intersect the said first line of said whole tract of land; thence binding on part of said first line of said whole tract of land and running North 00 degrees 34 minutes West 345.0 feet, more or less, to the place of beginning. Being improved by the Perry Hall Mansion and Containing 3.911 Acres of land, more or less.

TOGETHER with and especially a Right-of-Way 15 feet wide through the property of the parties of the first part for common use from Perry Hall Road or Pepper Hill Road as a means of ingress and egress to and from the above mentioned tract of land. It is further covenant and agreed by and between the parties hereto that this Right-of-Way is to be voided at any time when other means of entrance is provided by a public or private road to the property, serving substantially the same purposes as the present Right-of-Way, all as shown on Plat of "Perry Hall Mansion". The maintenance of this Right-of-way and other electric line from Perry Hall Road to the mansion is to be borne by the parties of the second part hereto, their heirs and assigns.

BEING the same lot of ground described in a Deed dated September 1, 1953 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2350, folio 401 from Gordon L. Smith and Katherine Eva Smith, his wife to the Grantors herein.



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 lot(s) of ground and premises, unto and to the use of the said Grantees, as tenants by the entireties, their assigns and unto the survivor of them, his or her heirs and assigns, in fee simple, forever.

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said grantor(s):

WITNESS:

Michael P. Yuhasz

Benjamin H. Kaestner [Seal]
Benjamin H. Kaestner

Michael P. Yuhasz

Mabel G. Kaestner [Seal]
Mabel G. Kaestner

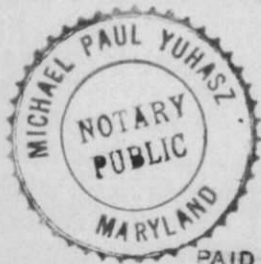
State of Maryland, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 24th day of SEPTEMBER, 19 66, before me, a Notary Public of the State aforesaid, personally appeared BENJAMIN H. KAESTNER AND

MABEL G. KAESTNER, his wife, the within named Grantors, -----

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/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.

WITNESS my hand and Notarial Seal.



Michael Paul Yuhasz
MICHAEL PAUL YUHASZ Notary Public

My commission expires: June 30, 1967

Rec'd for record OCT 7 1966 at 1:45 P M

Per Orville T. Gosnell, Clerk

Mail to THE 312.50 MISC COMPANY

Receipt No. 81182 \$ 6

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