

NO TITLE EXAMINATION; NO CONSIDERATION

THIS DEED, Made this 13 day of April, 1995, by and between THOMAS W. MELE, party of the first part, Grantor, and THOMAS W. MELE and THOMAS W. MELE II, TRUSTEES OF THE THOMAS W. MELE REVOCABLE TRUST, party of the second part, Grantee.

WHEREAS, MARJORIE JOY MELE died on October 4, 1988, leaving THOMAS W. MELE sole owner of the property described below by right of survivorship.

WITNESSETH, in consideration of the sum of NO DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, convey and assign unto the Grantee, its successors and assigns, in fee simple, all that lot of ground situate in the Eleventh Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

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.

BEING the property also known as 3930 Perry Hall Road, Perry Hall, Maryland 21128.

BEING all of that property which was granted and conveyed by Benjamin H. Kaestner and Mabel G. Kaestner, his wife, unto Thomas W. Mele and Marjorie Joy Mele, his wife, now deceased, by Deed dated October 5, 1966, which was recorded among the Land Records of Baltimore County in Liber 4681, folio 157.

RECEIVED FOR TRANSFER  
State Department of  
Assessments & Taxation  
for Baltimore County

TRANSFER TAX NOT REQUIRED  
Director of Finance  
BALTIMORE COUNTY MARYLAND

By JR 6/5/95  
Date

Per JR  
Authorized Signature  
Date 5/25/95 Sec. 33-139 E

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE  
SIGNATURE JR DATE 6/5/95

AHLSTROM & DAVIS, P.A.  
PARKSIDE, SUITE 480  
10500 LITTLE PATUKENT PARKWAY  
COLUMBIA, MARYLAND 21044

BALTIMORE AREA  
1410) 995-0953  
WASHINGTON AREA  
(301) 586-3438

JRM

TOGETHER with the buildings and improvements thereupon; and the rights, rights-of-way, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining, and especially that certain Right-of-Way 15 feet wide for common use from Perry Hall Road or Pepper Hill Road as a means of ingress and egress to and from the aforesaid described property, as more fully set forth in the above-referenced deed dated October 5, 1966.

SUBJECT to any and all rights-of-way, easements, restrictions, and encumbrances to the herein described property that may be of record.

TO HAVE AND TO HOLD the said described lot of ground and premises, above described and mentioned, and hereby intended to be conveyed in fee simple; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Grantee.

The Grantor covenants to warrant specially the property hereby conveyed and to execute such further assurances of the property as may be requisite.

And the Grantor hereby certifies under the penalties of perjury that the consideration paid or to be paid for the foregoing conveyance is in the sum total of NO DOLLARS.

Witness the Hand and Seal of said Grantor.

WITNESS:

Grantor:

Vince A. Weaver

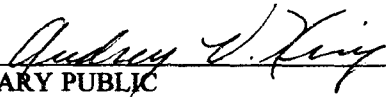
Thomas W. Mele  
THOMAS W. MELE

STATE OF MARYLAND, COUNTY OF Balto.

On this 13 day of April, 1995, before me, the undersigned officer, personally appeared THOMAS W. MELE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

*sum*


In Witness Whereof I hereunto set my Hand and official Seal.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

~~MY COMMISSION EXPIRES~~ JULY 1, 1997

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.

  
\_\_\_\_\_  
Jeffrey T. Agnor

RETURN TO:

Jeffrey T. Agnor, Esquire  
AHLSTROM & DAVIS, P.A.  
Suite 460, Parkside  
10500 Little Patuxent Parkway  
Columbia, Maryland 21044

6892DEED:04/06/95

*JWM*

State of Maryland Land Instrument Intake Sheet  
County: BALTIMORE

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation only.

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

1 Type(s) of Instruments  
Multiple instruments of the same transaction should be numbered to correspond with Sections 2, 6, 7, and 8. Number documents in the order to be recorded.  
( ) Check Box if Addendum Intake Form is Attached.

Deed Lease Other  
Deed of Trust Contract  
Mortgage Land Installment Cont.

2 Consideration and Fees  
Table with columns: Consideration Amount/Recordation Fees, Doc. 1, Doc. 2. Rows include: Consideration, Recording Charge, Surcharge, State Recordation Tax, State Transfer Tax, County Transfer Tax, Other, Total Fees.

3 Exemptions (if Applicable)  
Cite or Explain Authority  
Recordation Tax Exemption:  
State Transfer Tax Exemption:  
County Transfer Tax Exemption:

4 Contact/Mail Information  
Instrument Submitted By or Contact Person  
Name: MICHAEL W. DAVIS  
Firm: AHLSTROM & DAVIS P.A.  
Address: 10500 LITTLE PATUXENT PKWY #460 COLUMBIA MD 21044  
Phone: (410) 995-0953  
Return Instrument To (Check Applicable Box Below or Provide Appropriate Address)  
Return to Contact Person as Provided Above ( ) Hold for Pick Up ( ) Address Provided on Instrument ( )

5 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).  
Table with columns: District, Property Tax ID No. (1), Grantor Liber/Folio, Map, Parcel No., Var. LOG, Subdivision Name, Lot (3a), Block (3b)Sec/AR(3c), Plat Ref., Sq.Ft./Acreage (4).  
PERRY HALL MANSION  
3930 PERRY HALL RD., PERRY HALL, MD 21228  
Partial Conveyance? ( ) Yes (X) No Description/Amt. of Sq.Ft./Acreage Transferred:  
5  
If Partial Conveyance, List Improvements Conveyed:

6 Transferred From  
Doc. 1 - Grantor(s) Name(s): THOMAS W. HELE  
Doc. 2 - Grantor(s) Name(s):  
Doc. 1 - Owner(s) of Record, if Different from Grantor(s): MARGRIE JOY HELE (DEC.)  
Doc. 2 - Owner(s) of Record, if Different from Grantor(s):

7 Transferred To  
Doc. 1 - Grantee(s) Name(s): THOMAS W. HELE  
Doc. 2 - Grantee(s) Name(s): THOMAS W. HELE, II TRUSTEES

8 Other Names to Be Indexed  
Doc. 1 - Additional Names to be Indexed (Optional):  
Doc. 2 - Additional Names to be Indexed (Optional):

9 Special Instructions  
Special Recording Instructions (if any):

10 Conveyance Type  
Check Box  
Private Sale with Improvements [1] Private Sale Unimproved [2] Multiple Accounts/Property [3] All Other [9] CONSID.

11 Assessment Information  
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER  
Yes No Will the property being conveyed be the grantee's principal residence?  
Yes No Does transfer include personal property? If yes, identify:  
Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).  
New Owner's (Grantee) Mailing Address: 3930 PERRY HALL RD., PERRY HALL, MD 21228

Assessment Use Only - Do Not Write Below This Line  
Terminal Verification Agricultural Verification Whole Part Tran. Process Verification  
Transfer Number: 19 Date Received: 19 Deed Reference: Assigned Property No.:  
Year Land Buildings Total Geo. Zoning Use Town Cd. Map Gnd Parcel Ex. St. Sub Plat Section Ex. Cd. Block Lot Occ. Cd.  
REMARKS:

Space Reserved for Circuit Court Clerk Recording Validation

IMP TO CLERK 5.00  
RECORDING FEE 26.00  
TOTAL 31.00  
Reg# BABI 5005  
SM SR 31K # 266  
Jun 06, 1995 10:21 AM