

5/16/2011 02:45 PM Csh 0044 Reg 0047  
T/Ref 0047032105 Grp 000001 R/Lne 000001  
01 - Main Location  
\$0.00  
Validation Number: 0047032105  
1000000000-1300-409910-1300000000-999999  
9999999999

**WARRANTY DEED**

Parcel Number: 3281779

THIS WARRANTY DEED, made this 16<sup>th</sup> day of May, 2011, between CAMILLA CARROLL and PHILIP D. CARROLL, individuals having an address at 3500 Manor Lane, Ellicott City, Maryland ("Grantors"), and THEODORE S. BARUCH, an individual having an address at 3702 Chateau Ridge Drive, Ellicott City, Maryland (Grantee").

WITNESSETH, that in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, to said Grantors in hand paid by said Grantee, the receipt and adequacy of which is hereby acknowledged, the said Grantors do grant and convey free and clear with WARRANTY COVENANTS unto the Said Grantee all of its right, title and interest in:

All that piece or parcel of ground situate in Howard County, State of Maryland, and described as follows, that is to say:

Open Space Lot 2 (the "Property") as shown on a Plat of Subdivision entitled WESTMOUNT, which plat is recorded as Plat No. 21489 among the Land Records of Howard County, Maryland.

BEING a part of the land described in Exhibit 1 of that certain Development Rights and Responsibilities Agreement (the "DRRA") by and between Camilla Carroll, Philip D. Carroll and Howard County, Maryland dated September 23, 2010 and recorded among the Land Records of Howard County, Maryland in Liber 12722, folio 248.

TO HAVE AND TO HOLD the said piece or parcel 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 Grantee, his personal representative, heirs, successors and assigns, in fee simple, forever.

THE Grantors warrant that they are lawful owners and have full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantors and their successors will warrant and defend title to the Grantee against the lawful claim of all persons whomsoever.

SUBJECT, HOWEVER, to the following reservations:

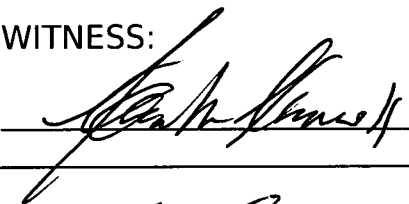
**ST. DEPT. ASSMTS. & TAX**  
**Ag. Transfer Tax Due In The**  
Amount Of:           - 0 -            
*Don't Weir*

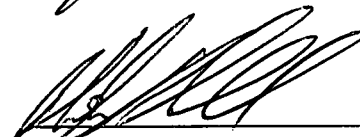
HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 13236, p. 0034, MSA\_CE53\_13227. Date available 05/18/2011. Printed 07/22/2020.


- 1) The Grantors reserve hereof upon themselves, their heirs, successors the right for the period of twenty (20) years from the date of this Deed, to establish a permanent and perpetual easement for the construction, location, installation, operation, maintenance, repair and replacement of water lines in, across, under and through the Property; however, the easement shall be limited to 20 feet within the limits of the 60 feet Burnside Drive's Right-of-way. Installation, operation, maintenance, repair and replacement of water lines SHALL NOT be done through the use of Burnside Drive. At such time within the 20 years from the date of this Deed that Grantors, their heirs or successors request that Grantee establish the permanent and perpetual easement described above, Grantee agrees to cooperate and promptly execute such easement and any other documents or plans as Howard County, MD may reasonably require in order to establish the permanent and perpetual easement for the water lines. This Easement shall not be interpreted to permit an extension of the roadway Burnside Drive to the Property or otherwise permit any paving.
  
- 2) The Grantee, his heirs, and successors will treat the property as forest conservation as required by F-11-058, forever.

WITNESS the hands and seals of said Grantors and Grantee the day and year first above written.

WITNESS:

  
 \_\_\_\_\_ (SEAL) / Camilla Carroll

  
 \_\_\_\_\_ (SEAL)  
 (Philip D. Carroll)

  
 \_\_\_\_\_ (SEAL)  
 Theodore S. Baruch

**All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. by 5/16/2011 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.**

P.T.

STATE OF MARYLAND, COUNTY OF HOWARD, TO WIT:

I HEREBY CERTIFY, that on this 16<sup>th</sup> day of May, 2011, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Camilla Carroll, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kelly L. Wagner  
Notary Public

My Commission expires: 5/29/2015

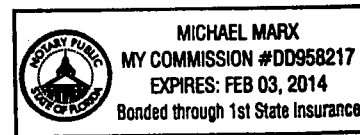
Florida County of Broward

STATE OF ~~MARYLAND~~, COUNTY OF ~~HOWARD~~, TO WIT:

I HEREBY CERTIFY, that on this 12<sup>th</sup> day of May, 2011, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Philip D. Carroll, 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.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]  
Notary Public



My Commission expires: Feb 03, 2014

STATE OF MARYLAND, COUNTY OF HOWARD, TO WIT:

I HEREBY CERTIFY, that on this 16<sup>th</sup> day of May, 2011, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Theodore S. Baruch, known to me (or satisfactorily proven) to be the person

[Signature]

whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Keely L. Wagner  
Notary Public

My Commission expires: 5/29/2015

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.

Sang W. Oh

TRF ED SURE &	20.00
RECORDING FEE	20.00
TOTAL	40.00
Rec'd HOBO	RCPL # 50112
MDR CH	BLK # 1482
May 16, 2011	03:20 PM

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State of Maryland Land Instrument Intake Sheet
Baltimore City County: Howard

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)

Space Reserved for Circuit Court Recording Validation

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if Applicable)

4 Consideration and Tax Calculations
Consideration Amount
Purchase Price/Consideration \$1.00 one dollar

Finance Office Use Only
Transfer and Recordation Tax Consideration
Transfer Tax Consideration \$
X ( ) % = \$

5 Fees
Amount of Fees Doc. 1 Doc. 2
Recording Charge \$ \$
Surcharge \$ \$

Agent:
Tax Bill:
C.B. Credit:
Ag. Tax/Other:

6 Description of Property
SDAT requires submission of all applicable information.
District 03 Property Tax ID No. (1) 281779
Subdivision Name Westmount Lot (3a) 2 Block (3b) Sect/AR (3c) Plat Ref. 21489 SqFt/Acreage (4) .42

7 Transferred From
Doc. 1 - Grantor(s) Name(s) Camilla Carroll
Doc. 2 - Grantor(s) Name(s) Philip D. Carroll

8 Transferred To
Doc. 1 - Grantee(s) Name(s) Theodore S. Baruch
New Owner's (Grantee) Mailing Address 3702 Chateau Ridge Dr Ellicott City, MD 21042

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

10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name: Theodore S. Baruch
Address: 3702 Chateau Ridge Dr. Ellicott City MD Phone: (410) 465-9056

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

Space Reserved for County Validation

Assessment Use Only - Do Not Write Below This Line
Terminal Verification Agricultural Verification Whole Part Tran. Process Verification
Transfer Number: Date Received: Deed Reference: Assigned Property No.:

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