

CASE NO: 93-4206  
TAX I.D. NO.: 04-319958

RETURN TO:  
CORNERSTONE TITLE COMPANY  
11000 BROKEN LAND PARKWAY  
COLUMBIA, MD 21044-3562

DEED

FILE NO. \_\_\_\_\_

THIS DEED is dated August 16<sup>th</sup>, 1993, from WILLIAM B. JOHNS, III, Grantor to VICTORIA LYNN PALMER, Grantee.

The Grantor, for a consideration of FIFTY FIVE THOUSAND DOLLARS AND 00 CENTS (\$55,000.00) grants, conveys and assigns to the Grantee, her personal representatives, heirs and assigns, in fee simple, the real property located in Howard County, Maryland, and described as follows:

BEGINNING for the same at an iron pipe now set at a point 720.00 feet on the eleventh or North 62 degrees West 1056 foot, more or less, line of that land, the land herein described being a part thereof, which by Deed dated July 16, 1965 and recorded among the Land Records of Howard County in Liber No. 439, folio 706, etc., was granted and conveyed by William Edmund Baxter, his wife, to David DeBernardo and Nilde DeBarnardo, his wife, and running with a part of the said eleventh line to the end thereof, as now surveyed,

(1) North 61 degrees, 59 minutes, 55 seconds, West 344.54 feet to an iron pipe heretofore set at the end of the sixth or South 29 degrees, 49 minutes, West 620.64 foot line of that land, which by Deed dated August 23, 1961 and recorded among said Land Records in Liber No. 372, Folio 695, etc., was granted and conveyed by William Edmund Baxter and wife to Lawrence Knicy and wife, thence running with the existing fence and reversely with the said sixth line,

(2) North 31 degrees, 15 minutes, 51 seconds, East 620.64 feet, passing over a fence post heretofore set on the Southern margin of the sixty-six foot wide right-of-way of Maryland State Route No. 144, to a point in the center of the said road, thence running with the centerline of the said road and with a part of the second line of the said land,

(3) South 58 degrees, 39 minutes, 44 seconds, East 371.07 feet, thence leaving the said road with a line of division now made and passing over an iron pipe now set on the Southern right-of-way margin,

(4) South 33 degrees, 50 minutes, 53 seconds, West 600.90 feet to the point of the beginning, containing 5.006 acres of land, more or less.

BEING the same property described in a Deed dated October 10, 1975 and recorded among the Land Records of Howard County, Maryland in Liber 740, folio 410 from Marilyn Johns, Substitute Trustee to the Grantor.

Together with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

To have and to hold the property hereby conveyed unto the Grantee, her personal representatives, heirs and assigns, in fee simple forever.

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

Grantor further states, under penalties of perjury, that the actual consideration paid or to be paid for this conveyance, including any mortgages or deeds of trust outstanding, is in the amount of \$55,000.00.

WITNESS the hand and seal of the Grantor.

WITNESS:

*[Handwritten signature]*  
\_\_\_\_\_

*[Handwritten signature: William B. Johns, III]*  
William B. Johns, III

RECD FEE 12.50  
RCRD TAX 275.00  
CNTY TAX 550.00  
SEAL TAX 275.00  
SURCHG 5.00

DEED # 195  
#260720 C360 R02 F15:1  
08/24/93

LIVED

RECEIVED FOR TRANSFER  
State Department of  
Assessments & Taxation  
for Howard County  
8/23/93

All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. by *[Signature]* 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. *[Signature]*

Dept. of Assessments  
Howard County

1300  
275.00  
550.00  
275.00  
5.00  
Natural Transfer Tax in US  
Amount of \$ N/A  
Signature *[Signature]*

04-319958

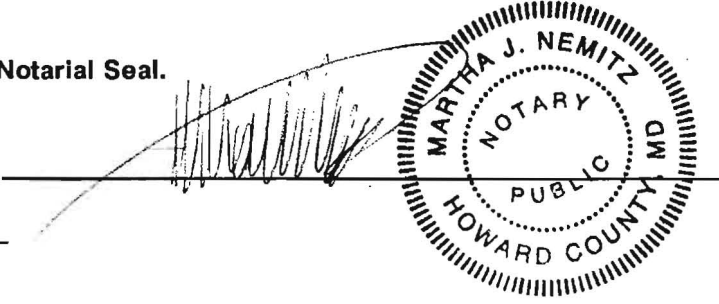
STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY that on August 16<sup>th</sup>, 1993, before me, a Notary Public of the State of Maryland, personally appeared WILLIAM B. JOHNS, III, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, who acknowledged that they executed the same for the purpose therein contained.

WITNESS my hand and Notarial Seal.

My Commission Expires:

3/1/94



I HEREBY CERTIFY that the foregoing was prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

*Ann M. Ivester*  
Ann M. Ivester

GRANTEE ADDRESS: Lot 4, Frederick Road, Woodbine, Maryland 21797  
PROPERTY ADDRESS: Lot 4, Frederick Road, Woodbine, Maryland 21797

AFTER RECORDATION, PLEASE RETURN TO:  
Cornerstone Title Company  
11000 Broken Land Parkway  
Columbia, Maryland 21044-3562  
(410) 715-7200