

C. John Serio Jr.
File No. M14350

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This Deed

, made this 15th day of September, 2017, by and between RICHARD D. KOSINSKI, party of the first part, Grantor; and HILLSHIRE ROAD PROPERTY LLC, a Maryland limited liability company, party of the second part, Grantee

LR - Deed (w Taxes)
Recording only ST20.00
Name:
Kosinski/Hillshire
Ref:
LR - Deed (with Taxes)
40.00
State
Transfer Tax 750.00
LR - NR Tax - 1kd 0.00

SubTotal: 810.00

Total: 925.00
09/19/2017 12:53
CC03-Ad
#9096292 CC0301 -
Baltimore
County/CC03.01.01 -
Register 01

- **Witnesseth** -

That for and in consideration of the sum of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said HILLSHIRE ROAD PROPERTY, LLC, a Maryland limited liability company, its successors and assigns, in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEGINNING FOR THE FIRST on the southwest side of a road 15 feet wide and in the eleventh line of the land which by deed dated January 22, 1914 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 423, Folio 360 was conveyed by Edward Biemiller and wife to Ludwig Faber and wife, said point being also at the beginning of the third line of the land which by deed of even date was conveyed by the said Irma M. Bienemann to Oliver Jung and wife and then bounding on said third line south 28 degrees west 324.10 feet to the second line of the land which by deed dated August 10, 1921 and recorded in the Land Records of Baltimore County in Liber W.P.C. No. 544, Folio 212 was conveyed by Ludwig Faber and wife to Ignatius Busgerski and wife, then bounding on said line north 47 degrees 26 minutes west 218.96 feet, then leaving said line and running parallel to the first line herein north 28 degrees east 275.30 feet to the southwest side of the aforesaid road 15 feet wide then bounding on said road south 60 degrees 18 minutes east 212 feet to the place of beginning. Containing 1.458 acres of land, more or less.

BEGINNING FOR THE SECOND at an iron pipe set in the tenth line of the land which by deed dated January 22, 1914 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 423, Folio 360, was conveyed by Edward Biemiller and wife, to Ludwig Faber and wife, said point being also at the beginning of the second line of the land which by deed August 10, 1921 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 544, Folio 212, was conveyed by Ludwig Faber and wife to Ignatius Busgerski and wife, thence bounding on part of said tenth line of Ludwig Faber's land as now surveyed with due correction for magnetic variation north 28 degrees east 366.74 feet to the southwest side of a road 15 feet wide referred to in said deed from Biemiller to Faber and then bounding on said road north 60 degrees 18 minutes west 185 feet then leaving said road and running parallel to the first line hereof south 28 degrees west 324.10 feet to the aforesaid second line of Busgerski's land and then bounding on said land south 47 degrees 26 minutes east 191.07 feet to the place of beginning. Containing 1.466 acres of land, more or less.

BEGINNING FOR THE THIRD on the southwest side of a road 15 feet wide mentioned in the Deed from Edward Biemiller and wife to Ludwig Faber and wife, dated January 22, 1914 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 423, Folio 360, said point of beginning being at the end of the third line of the land which by deed of even date and recorded among said Land Records prior hereto was conveyed by the said Irma M. Bienemann to Louise Jung Hughes and husband, then

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bounding on said third line reversely south 28 degrees west 275.30 feet to the second line of the land which by deed dated August 10, 1921 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 544, Folio 212 was conveyed by Ludwig Faber and wife to Ignatius Busgerski and wife, then bounding on part of said line north 47 degrees 26 minutes west 308.66 feet to an iron pipe set to mark the end of said line and running then north 46 degrees 57 minutes east 216.12 feet to a pipe set to mark the end of the eleventh line of the land conveyed as aforesaid by Edward Biemiller and wife to Ludwig Faber and wife, then bounding on part of said line reversely and on the southwest side of said road south 60 degrees 18 minutes east 228.68 feet to the place of beginning. Containing 1.483 acres of land, more or less.

Together with the right to the use of a right of way leading from a 15 foot road adjoining the above described lots of ground on the northeast to the German Hill Road for ingress and egress, said right of way being more particularly described as follows:

BEGINNING FOR THE SAME on the southwest side of a 15 foot road mentioned in the deed from Edward Biemiller and wife to Ludwig Faber and wife dated January 22, 1914 and recorded in the Land Records of Baltimore County in Liber W.P.C. No. 423, Folio 360, said point of beginning being at the end of the third or north 46 degrees 57 minutes east 216.12 foot line of the 1.483 acres of land which by deed dated October 5, 1939 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1077, Folio 182, was conveyed by Irma M. Bienemann, unmarried to Margaret Jung Hana and husband and running thence binding on the southwest side and west side of said road as follows: north 60 degrees 18 minutes west 16.03 feet and north 9 degrees 01 minutes east 763.80 feet to the center line of German Hill Road, thence running and binding on part of the same south 74 degrees 39 minutes east 15.09 feet to intersect the south 8 degrees 01 minutes west 753 feet line of the land conveyed to Carl Otto Hugo Koch and wife to Edward Biemiller and wife by deed dated January 18, 1912 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 390, Folio 250 and thence running with and binding on said line and continuing the same direction south 9 degrees 01 minutes west 767.80 feet to the place of beginning.

BEING the fee simple property which, by Deed dated July 3, 2007, and recorded among the Land Records of the State of Maryland, County of Baltimore in Liber No. 25849, folio 787, was granted and conveyed by Charlotte Mae Diekmann unto Charlotte Mae Diekmann, **Life Estate with powers of disposition until demise of Charlotte Mae Diekmann unto Richard Kosinski, remainderman, his Personal Representatives and assigns.** The said Charlotte Mae Diekmann has since departed this life on the 1st day of April, 2017, thereby vesting title in the said remainderman, Richard D. Kosinski, absolutely, the Grantor herein.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract 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 HILLSHIRE ROAD PROPERTY, LLC, a Maryland limited liability company, its successors and assigns, in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

[Signature]

[Signature] {Seal}
Richard D. Kosinski

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I hereby certify that on this 15th day of September, 2017, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Richard D. Kosinski, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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



[Signature]
Notary Public
My commission expires: 10/13/18

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]
James B. Larrimore Attorney

Property Tax ID No. 12-04-0359774
Title Insurer: Fidelity National Title Insurance Company

AFTER RECORDING, PLEASE RETURN TO:
Metropolitan Title Company, Inc.
1300 York Road
York Green - Suite 110
Lutherville, MD 21093

2017
MARYLAND
FORM

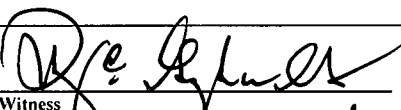
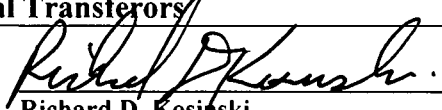
**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

| 1. Transferor Information | |
|-----------------------------------|----------------------------|
| <small>Name of Transferor</small> | RICHARD D. KOSINSKI |

| 2. Reasons for Exemption | |
|------------------------------------|--|
| <small>Resident Status</small> | <input checked="" type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input type="checkbox"/> Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(1), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf. |
| <small>Principal Residence</small> | <input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121 and is recorded as such within the State Department of Assessments and Taxation. |

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

| 3a. Individual Transferors | |
|--|--|
|  <small>Witness</small> Mark E. Gephardt |  Richard D. Kosinski <hr/> <small>Signature</small> |
| 3b. Entity Transferors | |
| <hr/> <small>Witness/Attest</small> | <hr/> <small>Name of Entity</small> <hr/> <small>By:</small> <hr/> <small>Name</small> <hr/> <small>Title</small> |

State of Maryland Land Instrument Intake Sheet

| | Baltimore City | X | County: Baltimore
Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.
(Type or Print in Black Ink Only All Copies Must Be Legible)

| | | | | | | | |
|---|--|---|---|-----------------|--|-----------------|-----------------------------|
| 1 | Type(s) of Instruments | () Check Box if Addendum Intake Form is Attached.) | | | | | |
| | | 1 Deed | | Mortgage | | Other | |
| 2 | Conveyance Check Box | 2 Deed of Trust | | Lease | | | |
| | | Improved Sale | X | Unimproved Sale | | Multiple | |
| | | Arms-Length [1] | | Arms-Length [2] | | Arms Length [3] | Not an Arms-Length Sale [9] |
| 3 | Tax Exemptions (if Applicable) Cite or Explain Authority | Recordation | | | | | |
| | | State Transfer | | | | | |
| | | County Transfer | | | | | |

| | | | | | | |
|---|------------------------------------|------------------------------|-----------------|--|----|---------|
| 4 | Consideration and Tax Calculations | Consideration | Amount | Finance Office Use Only | | |
| | | Purchase Price/Consideration | \$ 150,000.00 | Transfer and Recordation Tax Consideration | | |
| | | Any New Mortgage | \$ 275,000.00 | Transfer Tax Consideration | \$ | 2250.00 |
| | | Balance of Existing Mortgage | \$ | x () % | = | \$ |
| | | Other: | \$ | Less Exemption Amount | - | \$ |
| | | Other: | \$ | Total Transfer Tax | = | \$ |
| | | Full Cash Value | \$ 150,000.00 | Recordation Tax Consideration | \$ | 1375.00 |
| | | | x () per \$500 | = | \$ | |
| | | | TOTAL DUE | \$ | | |

| | | | | | |
|---|------|-----------------------|-------------|-----------|---|
| 5 | Fees | Amount of Fees | Doc. 1 | Doc. 2 | Agent: Tax Bill: C.B. Credit: Ag. Tax/Other: |
| | | Recording Charge | \$ 20.00 | \$ 75.00 | |
| | | Surcharge | \$ 40.00 | \$ 40.00 | |
| | | State Recordation Tax | \$ 750.00 | \$ 625.00 | |
| | | State Transfer Tax | \$ 750.00 | \$ 0.00 | |
| | | County Transfer Tax | \$ 2,250.00 | \$ 0.00 | |
| | | Other | \$ | \$ | |
| | | Other | \$ | \$ | |

| | | | | | | | | |
|---|---|--|------------------------|---|-----------|-------------------------|-----------|-----------------|
| 6 | Description of Property <small>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).</small> | District | Property Tax ID No.(1) | Grantor Liber/Folio | Map | Parcel No. | Var. LOG | |
| | | | 12-04-0359774 | 25849/787 | | | (5) | |
| | | Subdivision Name | | Lot (3a) | Block(3b) | Sect/AR(3c) | Plat Ref. | SqFt/Acreage(4) |
| | | Location/Address of Property Being Conveyed (2) | | | | | | |
| | | Hillshire Road, 4.407 Acres, Baltimore, MD 21222 | | | | | | |
| | | Other Property Identifiers (if applicable) | | | | Water Meter Account No. | | |
| | | Residential [X] or Non-Residential [] | | Fee Simple [X] or Ground Rent [] | | Amount: \$N/A | | |
| | | Partial Conveyance? [] Yes [X] No | | Description/Amt. of SqFt/Acreage Transferred: | | N/A | | |
| | | If Partial Conveyance, List Improvements Conveyed: N/A | | | | | | |

| | | | |
|---|------------------|---|---|
| 7 | Transferred From | Doc. 1 - Grantor(s) Name(s) | Doc. 2 - Grantor(s) Name(s) |
| | | Richard D. Kosinski <i>QR</i> | Hillshire Road Property, LLC <i>QR</i> |
| | | 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) |
| | | Hillshire Road Property, LLC | JEFFREY F. HIGDON, TRUSTEE |
| New Owner's (Grantee) Mailing Address | | | |
| c/o Frank D. Scarfield, Jr., 40 South Dundalk Avenue, Suite 501, Baltimore, MD 21222 | | | |

| | | | |
|---|---------------------------|--|--|
| 9 | Other Names to Be Indexed | Doc. 1 - Additional Names to be Indexed (Optional) | Doc. 2 - Additional Names to be Indexed (Optional) |
| | | | FRANK D. SCARFIELD, SR. |

| | | | | |
|----|--------------------------|--|--|---|
| 10 | Contact/Mail Information | Instrument Submitted By or Contact Person | | <input type="checkbox"/> Return to Contact Person |
| | | Name: C. John Serio, Jr. | | <input type="checkbox"/> Hold for Pickup |
| | | Firm: Metropolitan Title Company, Inc. | | <input checked="" type="checkbox"/> Return Address Provided |
| | | Address: 1300 York Road, York Green - Suite 110, Lutherville, MD 21093 | | |
| | | Phone: 410-828-1946 | | |

| | | | | | | | |
|---|---|--|------------------------|---------|----------|--|--|
| 11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER | | | | | | | |
| Assessment Information | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Will the property being conveyed be the grantee's principal residence? | | | | | |
| | <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 | | | | | | | |
| [] Terminal Verification [] Agricultural Verification [] Whole [] Part [] Tran. Process Verification | | | | | | | |
| Transfer Number: | Date Received: | Deed Reference: | Assigned Property No.: | | | | |
| Year | | Geo. | Map | Sub | Block | | |
| | | Zoning | Grid | Plat | Lot | | |
| | | Use | Parcel | Section | Occ. Cd. | | |
| | | Town Cd. | Ex. St. | Ex. Cd. | | | |

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BALTIMORE COUNTY, Maryland
CA \$3,625.00
\$3,625.00
9/19/2017
9/19/2017
9/19/2017 12:40:39

DUPLICATE PAID RECEIPT