

STATE OF MARYLAND

THIS DEED, Made this 14 day of May, 2004, by and between **TERRY JUSTICE**, Grantor, party of the first part and **DAVID L. MOESLEIN, JR.** Grantee, party of the second part.

WITNESSETH, That in consideration of the sum of **ONE HUNDRED TWENTY THOUSAND DOLLARS AND 00/100 (\$120,000.00)** the actual consideration paid and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the party of the second part, his personal representatives and assigns, in fee simple, all that parcel of land situate in Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at the corner formed by the intersection of the east side of Willow Spring Road and the north side of Patapsco Avenue and running thence easterly binding on the north side of Patapsco Avenue forty feet thence northerly parallel with Willow Spring Road ninety feet to an alley fifteen feet wide thence westerly binding on the south side of said alley with the use thereof in common with others forty feet to Willow Spring Road thence southerly binding on the east side of Willow Spring Road ninety feet to the place of beginning. The improvements thereon being known as No. 295-299 Willow Spring Road.

BEING the same property which by Deed dated November 30, 1995 and recorded among the Land Records of Baltimore County in Liber S.M. No. 11345, folio 515 was granted and conveyed by Jerome Settleman and Claire Settleman unto Terry Justice.

BY the execution of this Deed, the party of the first part hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, is as hereinbefore set forth.

TOGETHER WITH the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

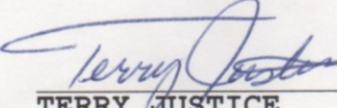
TO HAVE AND TO HOLD the described parcel of land and premises to the said party of the second part, his personal representatives and assigns, in fee simple.

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.

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the day and year herein first written.

WITNESS:




_____ (SEAL)
TERRY JUSTICE

OF MARYLAND

Y/COUNTY OF Balto, to wit:

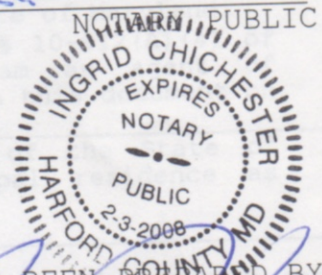
I HEREBY CERTIFY, That on this 4th day of May, 2004, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **TERRY JUSTICE** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

Ingrid Chichester

My Commission Expires:

02/03/08



THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED BY OR UNDER THE SUPERVISION OF THE UNDERSIGNED MARYLAND ATTORNEY.

WALTER T. WEINSCHENK, ESQUIRE

RETURN TO:

COMMONWEALTH LAND TITLE
INSURANCE COMPANY
31 LIGHT STREET, 5TH FLOOR
BALTIMORE, MARYLAND 21202

File No. 21505-104