

NO TITLE SEARCH OR EXAMINATION

NO CONSIDERATION

TAX ID: 15-1519512990 AND 15-1512201040

PERSONAL REPRESENTATIVE'S DEED

THIS DEED is made as of this 8th day of November, 2011, by and between CECILIA W. LEAGUE, in her capacity as personal representative of the Estate of John A. League, as Grantor, and CECILIA W. LEAGUE and ANDREW P. LEAGUE, in their respective capacities as Trustees of the Trust Agreement dtd 6/10/10, as Grantees.

WHEREAS, John A. League was vested with fee simple title in and to the hereinafter described real property (the "Property").

WHEREAS, John A. League, late of Harford County, Maryland, died on July 12, 2010, leaving a Last Will and Testament dated June 10, 2010 (the "Will"), which was admitted to probate by the Register of Wills for Harford County, Maryland. The Will devised the Property to the Grantees as provided herein.

WHEREAS, Cecilia W. League, as personal representative of the Estate of John A. League (Estate No. 43227) has distributed the Property to the Grantees pursuant to Section 4 of the Will and is executing this Deed of testamentary distribution to evidence the title to the Grantees.

WITNESSETH, that in consideration of the sum of Zero Dollars (\$0.00) the Grantor does hereby grant, convey, and assign to the Grantees and to their respective personal representatives, heirs, successors and assigns, in fee simple, all that piece or parcel of land situate, lying and being in Baltimore County, State of Maryland, and described as follows:

BEGINNING FOR THE FIRST in the center of Eastern Avenue, and at the end of the first line of the land which by Deed dated April 13, 1951 and recorded among the Land Records of Baltimore County in Liber GLB No. 1953 folio 181, etc. was conveyed by Joshua N. League and wife to Louis H. Sanders and wife and running thence from the aforesaid place of beginning and bounding on the centre of Eastern Avenue North 50 degrees 39 minutes East 116.0 feet, thence running for lines of division now made the two following courses and distances viz: South 40 degrees 02 minutes East 179.94 feet to a stake and South 43 degrees 25 minutes East 211.6 feet to an iron pipe and to intersect the second line of the land which by a Deed dated June 15, 1922 and recorded among the Land Records aforesaid in Liber WPC No. 555, folio 587 etc., was conveyed by George Knight MacKay, et al. to Joshua N. League and wife, thence bounding reversely on said second line South 41degrees 56 minutes West 115.9 feet to an angle iron and to the end of the second line of the land conveyed as aforesaid by Joshua N. League and wife to Louis H. Saunders and wife and thence bounding reversely on said

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second line North 41 degrees 36 minutes East 408.7 feet to the place of beginning. Containing 1.04 acres of land more or less.

BEGINNING FOR THE SECOND in the center of Eastern Avenue, and at the end of the first line of the land which by a Deed dated June 5, 1953 and recorded among the Land Records of Baltimore County in Liber GLB No. 2303 folio 256 &c. was conveyed by Joshua N. League and Christina League, his wife, to Joshua N. League, Jr. and Mary P. League, his wife, and running thence along the second and third lines of said hereinabove mentioned Deed the two following courses and distances, viz: South 40 degrees 02 minutes East 179.94 feet to a stake and South 43 degrees 25 minutes East 211.6 feet to an iron pipe and thence for a new line of division and extending reversely the fourth line of the hereinabove mentioned Deed North 41 degrees 56 minutes East 6.0 feet and thence parallel to and 6.0 feet equidistant from the first and second lines of the within described parcel of land North 43 degrees 25 minutes West 211.6 feet more or less and north 40 degrees 02 minutes West 179.94 feet more or less to a point in the center of Eastern Avenue 6.0 feet from the place of beginning and thence along the center of Eastern Avenue South 51 degrees 14 minutes West 6.0 feet to the place of beginning.

THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 12529 EASTERN AVENUE.

BEING THE SAME lots of ground which by Deed of Surrender and Release dated April 20, 2001 and recorded among the Land Records of Baltimore County at Liber 0015148 and folio 030 on April 25, 2001 was granted and re-conveyed by Donald W. Hutton and Davette R. Hutton, formerly known as Davette R. Long, to John A. League.

BEGINNING FOR THE THIRD in the centre of Eastern Avenue and at the end of the first line of the Land which by Deed dated June 5, 1953, and recorded among the Land Records of Baltimore County in Liber GLB No. 2303, folio 256, etc., was conveyed by Joshua N. League and wife to Joshua N. League, Jr. and wife and running thence from the aforesaid place of beginning and bounding on the centre of Eastern Avenue North 51 degrees 14 minutes East 137.8 feet, thence running for a line of division now made now made passing over an iron pipe on the southeasternmost side of Eastern Avenue and continuing the same course in all 365.55 feet to an iron pipe and to intersect the second line of the land which by Deed dated June 15, 1922 and recorded among the Land Records aforesaid in Liber WPC No. 555, folio 587, etc., was conveyed by George Knight Mackey, et al. to Joshua N. League and wife, thence bounding reversely on said second line South 41 degrees 56 minutes West 157.9 feet to an iron pipe and to the end of the third line of the land conveyed as aforesaid by Joshua N. League and wife to Joshua N. League, Jr. and wife, thence reversing the third and second lines of the last mentioned land the two following courses and distances viz: North 43 degrees

25 minutes West 211.6 feet and North 40 degrees 02 minutes West 179.94 feet to the place of beginning, containing 1.30 acres of land more or less.

THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 12531 EASTERN AVENUE.

BEING THE SAME lots ground which by Deed dated June 24, 1992, and recorded among the Land Records of Baltimore County, Maryland, at Liber 9530 and folio 201, on December 30, 1992, was granted and conveyed by each of Grantor and Cecilia W. League, as the grantors therein, to John A. League, as the grantee therein.

Together with any and all (i) structures, improvements and fixtures thereon and thereto, (ii) easements, rights of way and use, waters and other advantages and appurtenances belonging or in any way appertaining thereto, and (iii) covenants and other restrictions thereon and thereto.

To have and to hold the said property hereby conveyed to the Grantees and to their respective personal representatives, heirs, successors and assigns, in fee simple, forever.

WITNESS the hand and seal of the Personal Representative of the Estate of John A. League, Grantor.

WITNESS:

Matt A. Man

Cecilia W. League (SEAL)
Cecilia W. League, Personal Representative
of the Estate of John A. League

State of Maryland :
County of Anne Arundel : to wit:

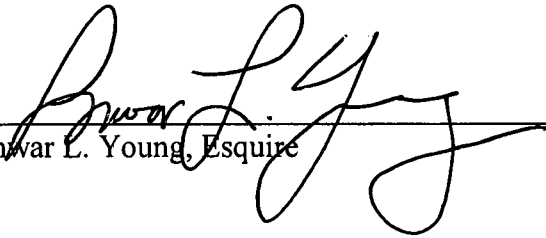
I HEREBY CERTIFY, that on this 8th day of November, 2011, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Anne Arundel personally appeared Cecilia W. League, Personal Representative of the Estate of John A. League, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who signed the same in my presence and acknowledged that she executed the same for the purposes therein contained and in the capacity therein stated.

WITNESS my hand and Notarial Seal.

Rose Mary Krejtz
Notary Public

My Commission Expires: 7/24/2015

I hereby certify that the foregoing Deed was prepared by the undersigned, an attorney licensed to practice by the Court of Appeals of Maryland.


Anwar L. Young, Esquire

Please return to:

Matthew A. Mace, Esquire
c/o Ober, Kaler, Grimes & Shriver, a Professional Corporation
100 Light Street
Baltimore, Maryland 21202

0031386 456

State of Maryland Land Instrument Intake Sheet

Baltimore City County:

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)

Vertical text on the right edge: Court Clerk Recording Validation

1 Type(s) of Instruments: Deed, Mortgage, Other. 2 Conveyance Type Check Box: Improved Sale, Unimproved Sale, etc. 3 Tax Exemptions: Recordation, State Transfer, County Transfer.

Handwritten notes and stamps: THE FD SURE RECORDING FEE 40.00, TOTAL 60.00, Rec'd # 18246, Blk # 1777, JUL 10, 2011 11:36 am.

4 Consideration and Tax Calculations: Table with columns for Consideration Amount and Finance Office Use Only (Transfer and Recordation Tax Consideration).

5 Fees: Table with columns for Amount of Fees (Doc. 1, Doc. 2) and Agent/Tax Bill/C.B. Credit/Ag. Tax/Other.

6 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).

7 Transferred From: Doc. 1 - Grantor(s) Name(s) John A. League; Doc. 2 - Grantor(s) Name(s).

8 Transferred To: Doc. 1 - Grantee(s) Name(s) Cecilia W League, Andrew P. League; New Owner's (Grantee) Mailing Address.

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: Cecilia W League, Firm: 2710 HITCHCOCK RD, Address: WHITEHALL MD, Phone: (410) 382-0775.

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER. Assessment Information: Will the property being conveyed be the grantee's principal residence? Does transfer include personal property? Was property surveyed?

Space Reserved for County Validation

Assessment Information Only - Do Not Write Below This Line. Terminal Verification, Transfer Number, Year, Land, Buildings, Total, Geo. Arming, Map, Grid, Parcel, Ex. St., Sub, Plat, Section, Ex. Cd., Block, Lot, Occ. Cd., Deed Reference, Assigned Property No., COUNTY TRANSFER TAX, RECORDATION TAX, DATE 11/10/11, T.P. ART 12-108.

Distribution: White - Clerk's Office, Canary - SDAT, Pink - Office of Finance, Goldenrod - Preparer, AOC-CC-300 (6/95)

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 31386, p. 0456, MSA_CE62_31241. Date available 11/15/2011. Printed 03/31/2022.