

NO CONSIDERATION  
 NO TITLE SEARCH  
 NO TITLE INSURANCE  
 Tax Account No.: 04-2300011656

LR - Deed (No-Taxes) 20.00  
 Recording Fee 20.00  
 Name: Amato  
 Ref:  
 LR - Deed (No-Taxes) 40.00  
 Surcharge 40.00  
 SubTotal: 60.00  
 Total: 60.00  
 07/17/2018 08:56  
 #10682503 CC0301 -  
 Baltimore  
 County/CC03.01.04 -  
 Register 04

**DEED EXTINGUISHING REMAINDER INTERESTS**

**THIS DEED** is made this 13<sup>th</sup> day of June, 2018, by Linda Card, Guardian of the Property of Virginia Lee Amato, Grantor, to Linda Card, Guardian of the Property of Virginia Lee Amato, Grantee.

NOW, THEREFORE, THIS DEED WITNESSETH: That in consideration of the sum of Zero Dollars (\$-0-), there being no consideration paid or to be paid for this conveyance, the Grantor hereby grants and conveys unto the Grantee, in fee simple, two parcels of real property located in Baltimore County, Maryland, more particularly described as follows:

Parcel No. 1:

BEGINNING for the same at a point south 13 ½ degrees west 10 perches from a stone standing at the top of a hill said stone being at the end of the north 13 degrees east 67 perches line of a conveyance from N. Belt to John D. Belt, the said line being laid down with its bearings recited in a Deed dated September 2, 1902 and recorded among the Land Records of Baltimore County in Liber NBM No. 265 folio 188, from Matilda Ferguson, et vir, unto J.M. Townsend, the within beginning point being the same as that of the firstly described parcel in the deed from Ferguson, et vir, to Townsend, as aforesaid, and running thence with and binding along a portion of the first line of said firstly described parcel of land in said Deed from Ferguson, et vir, unto Townsend, as aforesaid, and holding to the bearings therein mentioned, south 74 degrees west 264.1969 feet to a point situate 285.2531 feet from the end thereof; thence for new lines of division the following two courses and distances:

1. South 13 degrees 30 minutes west 313.7826 feet to a point; and,
2. South 76 degrees 30 minutes east 230.00 feet, more or less, to intersect the last of north 13 ½ degrees east 57 and 1/5 perches line of said firstly described parcel of land in said Deed from Ferguson, et vir, unto Townsend, as aforesaid, at a point distant 500.017 feet from the beginning thereof;

thence running with and along the remainder of said north 13 ½ degrees east 57 and 1/5 perches line of said first parcel in said Deed from Ferguson, et vir, unto

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Townsend, north 13 degrees 30 minutes east 443.7826 feet to the place of beginning. Containing 2.00 acres of land, more or less.

BEING the same lot of ground which by deed dated June 25, 1982 and recorded among the Land Records of Baltimore County in Liber 6407, folio 450, etc. was granted and conveyed by John Melville Townsend unto Virginia Lee Amato.

Parcel No. 2:

BEGINNING FOR THE SAME thereof at a point of the first or south 74 degrees west 33.3 perches line of the firstly described parcel of land in a Deed from Matilda Ferguson, et vir, unto J.M. Townsend, dated September 2, 1902, and recorded among the Land Records of Baltimore County in Liber NBM No. 265, folio 189 at a point distant 264.1969 feet from the beginning thereof, the within place of beginning being at the end of the first line of that 2.00 acres of land conveyed by within John Melville Townsend unto the said Virginia Lee Amato by the confirmatory Deed and running thence with and binding along the remainder of said south 74 degrees west 33.3 perches line, south 74 degrees west 285.2531 feet to the end thereof; thence running with and binding along the second, third, fourth and fifth and part of the sixth lines of the firstly described parcel in said from Ferguson, et vir, unto Townsend, as aforesaid, the following five courses and distances: 1) south 13 degrees east 7 perches; 2) south 23 ½ degrees east 23 perches; 3) south 23 degrees 13 perches; 4) south 24 degrees east 6 1/5 perches; and 5) north 13 ½ degrees east 500.17 feet to intersect the end of the third line of the 2.00 acres of land hereinabove granted and confirmed unto the said Virginia Lee Amato and running thence and binding reversely along the third and second lines of said 2.00 acres of land hereinabove granted and confirmed unto the said Virginia Lee Amato, the following two courses and distances: 1) north 76 degrees 30 minutes west 230 feet; and 2) north 13 degrees 30 minutes east 313.7826 feet to the place of the beginning. The hereinabove described parcel of land containing 3 acres, 1 rood and 4 square perches of land, unimproved.

BEING the same lot of ground which by Deed dated December 13, 2000 and recorded among the Land Records of Baltimore County in Liber 14878, folio 487 was granted and conveyed by Fred Homan, Director of Finance and Collector of Taxes, County of Baltimore unto Virginia Lee Townsend Amato (a/k/a Virginia Lee Amato).

TOGETHER WITH all improvements thereon and the rights, alleys, ways, waters, privileges, appurtenances, and advantages thereto belonging or in anywise appertaining.

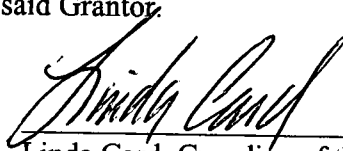
SUBJECT, HOWEVER, TO all covenants, conditions and restrictions of record.

THE ABOVE TWO PARCELS of real property and improvements thereon being known as 4035 Osborn Road.

THE ABOVE TWO PARCELS of real property and improvements thereon also being the same property that was conveyed by a deed dated January 17, 2005, and recorded in the Land Records of Baltimore County at Liber SM No. 21495, folio 112, by Virginia Lee Amato granting a life estate to Virginia Lee Amato and remainder interests to Linda-Jean Newton Card, William Thomas George Newton, Eugene Lee Massey and Angela Christine Amato as joint tenants, but reserving unto Virginia Lee Amato the full power and authority during her lifetime to sell, convey and dispose of the property in fee simple, thereby divesting the remainder interests granted in that deed.

TO HAVE AND TO HOLD the said real property unto and to the use of the said Linda Card, guardian of the property of Virginia Lee Amato, Grantee, her successors and assigns, in fee simple, forever, entirely free and clear of the remainder interests granted in the aforesaid deed dated January 17, 2005, which remainder interests are divested by the exercise herein of the powers to sell, convey and dispose of the said property free of such remainder interests reserved in such deed.

WITNESS the hand and seal of the said Grantor.

 (SEAL)  
Linda Card, Guardian of the Property of Virginia Lee Amato

**ACKNOWLEDGMENT**

STATE OF MARYLAND, CITY/COUNTY OF Washington, TO WIT:

I HEREBY CERTIFY, that on this 13 day of June, 2018, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County or City aforesaid, personally appeared Linda Card, the Grantor named in the above deed, and she acknowledged that she is the guardian of the property of Virginia Lee Amato and that the deed is her act.

Witness my hand and Notarial Seal.

  
Notary Public

My Commission Expires: 9-15-18

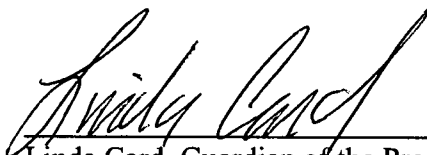
**ANGELA S. PETERS**  
Notary Public  
Washington County  
Maryland  
My Commission Expires Sept. 15, 2018

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**AFFIDAVIT OF CONSIDERATION, TOTAL PAYMENT AND RESIDENCY**

In connection with recording the foregoing deed (the "Deed") in the Land Records of Baltimore County, Maryland, I, the undersigned, hereby certify under the penalties of perjury and for the purposes of Section 12-104 of the Tax-Property Article and Section 10-912 of the Tax - General Article ("TG") of the Annotated Code of Maryland that the following statements are true to the best of my knowledge, information and belief:

1. That I am the Grantor.
2. That, for the purposes of Title 12 of TP, the full amount of consideration paid to me with respect to the Deed, including amounts of debts secured by the conveyed property which were assumed by the Grantee, is Zero Dollars (\$-0-).
3. That guardianship of the property of Virginia Lee Amato is principally administered in the State of Maryland, and accordingly that I, in my capacity as guardian of the property of Virginia Lee Amato, am a "resident" of Maryland for the purposes of TG Section 10-912 by virtue of TG Section 10-101(k)(1)(iii)(3).
4. The "Total Payment" (as that term is defined in TG Section 10-912) to me was \$0.00.



\_\_\_\_\_  
Linda Card, Guardian of the Property of Virginia Lee Amato, Grantor

**ATTORNEY CERTIFICATION**

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 Maryland Court of Appeals.



\_\_\_\_\_  
Lee H. Benedict

State of Maryland Land Instrument Intake Sheet

Baltimore City County Baltimore

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 Clerk Recording Validation

1 Type(s) of Instruments (Check Box if addendum Intake Form is Attached.)

2 Conveyance Type Check Box Improved Sale Arms-Length [1] Unimproved Sale Arms-Length [2] Multiple Accounts Arms-Length [3] Not an Arms-Length Sale [9]

3 Tax Exemptions (if applicable) Recordation No consideration State Transfer County Transfer

4 Consideration and Tax Calculations Consideration Amount Finance Office Use Only Transfer and Recordation Tax Consideration

5 Fees Amount of Fees Doc. 1 Doc. 2 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) Doc. 2 - Grantor(s) Name(s)

8 Transferred To Doc. 1 - Grantee(s) Name(s) Doc. 2 - Grantee(s) Name(s)

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: Lee H. Benedict Firm Nusinov Smith, LLP Address: 6225 Smith Lane, Suite 200B Baltimore, MD 21209 Phone: (410) 554-3600

11 Assessment Information Will the property being conveyed be the grantee's principal residence? Does transfer include personal property? Was property surveyed?

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.:

REMARKS: Director of Budget and Finance BALTIMORE COUNTY, MARYLAND COUNTY TRANSFER TAX RECORDATION TAX

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