

Form SHA 63.11-25 01/03/06

GRANT OF EASEMENT

Right of Way Item No. 107590

Mailing Address:
Records and Research Section
707 North Calvert Street
Baltimore, Maryland 21202

TO
THE STATE OF MARYLAND
TO THE USE OF
THE STATE HIGHWAY ADMINISTRATION
OF THE
MARYLAND DEPARTMENT OF TRANSPORTATION

SHA Contract No. BA643A31

THIS GRANT OF EASEMENT made this 8th day of September in the year 2015.

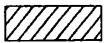
From **ANDREW CHARLES BILELLO** and **MICHELE S. BILELLO**, his wife, Grantors, unto the State of Maryland to the use of the State Highway Administration of the Department of Transportation, Grantee.

WHEREAS, the State Highway Administration of the Maryland Department of Transportation, acting for and on behalf of the State of Maryland, finds it necessary to acquire certain easements, rights and/or controls, located in Baltimore County and shown and/or indicated on State Highway Administration Plat numbered **59981**, which plat has been or is intended to be duly filed for record with and electronically recorded by the Maryland State Archives, in order to lay out, open, establish, construct, extend, widen, straighten, grade and improve as a part of the State Roads System of Maryland, a highway and/or bridge, together with the appurtenances thereto belonging, under its Contract Number BA6435130 and known as MD 45 from north of Corbett Road to Gifford Road and to thereafter use, maintain and/or further improve said highway and/or bridge, as a part of the Maryland State Roads System; and


WHEREAS, the total payment per §10-912(b) of the Tax-General Article of the Annotated Code of Maryland is Two Thousand Two Hundred Ninety-Five and 00/100 Dollars (\$2,295.00); and

WHEREAS, the undersigned certify under the penalties of perjury that the following is true to the best of their knowledge, information and belief, that in accordance with §10-912(d)(1)(i) of the Tax-General Article of the Annotated Code of Maryland, they are residents of the State of Maryland.

NOW, THEREFORE, THIS GRANT OF EASEMENT WITNESSETH: That for and in consideration of the above premises, One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, Grantors do hereby grant unto the STATE OF MARYLAND, TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE MARYLAND DEPARTMENT OF TRANSPORTATION, its successors and assigns, the right to create, use and maintain on the area of the land, containing 5,986 square feet or 0.137 of an acre of land, more or less, and shown

hatched thus  on State Highway Administration Plat numbered 59981, such slopes as are necessary to retain and support the highway and/or adjacent property; it being agreed between the parties hereto, however, that at such time as the contour of the land over which this slope easement is granted is changed so that the easement required for slopes is no longer necessary to retain, support or protect the highway construction within the area conveyed in fee simple, then said easement for slopes shall cease to exist.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 37171, p. 0488, MSA_CE62_37027. Date available 04/13/2016. Printed 06/16/2021.

TOGETHER with the temporary right during the period of construction to use that area of land, containing 278 square feet or 0.006 of an acre, shown hatched thus  on State Highway Administration Plat numbered 59981 for the purpose of erosion and sediment control. Upon completion of construction, all right to utilize this area by the State Highway Administration shall cease to exist.

A reduced copy of State Highway Administration Plat numbered 59981 is attached hereto and incorporated herein as Exhibit No. 1.

BEING a part of the same property conveyed by a deed dated December 21, 2007 and recorded among the Land Records of Baltimore County, Maryland, in Liber No. 26614, folio 336, from Laura Jean Zappacosta and Robert T. Clausen unto Andrew Charles Bilello and Michele S. Bilello.

AND GRANTORS DO hereby covenant and agree, on behalf of themselves, their assigns or the survivor of them, and the heirs, personal representatives and assigns of the survivor, to abide by and respect each and every control or restriction set forth in this instrument of writing, it being the intention of this granting of property rights to perpetuate all the rights and privileges granted to the State of Maryland, to the use of the State Highway Administration, by this Grant of Easement. It is expressly understood and agreed that these covenants shall run with and bind upon Grantors, their assigns or the survivor of them, and the heirs, personal representatives and assigns of the survivor, forever.

IT IS UNDERSTOOD AND AGREED that the actual consideration paid by Grantee to Grantors shall constitute full and final payment for the Grantee's acquisition of the easements, rights and/or and controls, as well as Grantee's use thereof, all as described herein including, if applicable, any damages available under Section 12-104 of the Real Property Article of the Annotated Code of Maryland.

TO HAVE AND TO HOLD the easements, rights and/or controls above described and mentioned and hereby intended to be granted unto the proper use and benefit of the State of Maryland, to the use of the State Highway Administration of the Maryland Department of Transportation, its successors and assigns, together with the privileges and controls hereinbefore mentioned.

AND Grantors covenant that they have neither done, nor suffered to be done, anything to encumber the easements, rights and/or controls hereby granted and that they will execute such other and further assurance of same as may be requisite and will specially warrant the herein granted easements, rights and/or controls.


The actual consideration paid by Grantee to Grantors is Two Thousand Two Hundred Ninety-Five and 00/100 Dollars (\$2,295.00).

LR - Government
Instrument 0.00
Agency Name: STATE
HIGHWAY ADMINISTRATION
Instrument List: Deed
Describe Other:
Reference/Control #:
Total: 0.00
02/12/2016 11:39
CC03-LL
#5586035 CC0301 -
Baltimore
County/CC03.01.06 -
Register 06

IN WITNESS WHEREOF Grantors have hereunto set their hands and seals.

WITNESS 

Andrew C. Bilello (Seal)
ANDREW CHARLES BILELLO


WITNESS 

Michele S. Bilello (Seal)
MICHELE S. BILELLO

STATE OF MARYLAND - COUNTY OF Baltimore

I hereby certify that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for Baltimore County, personally appeared **Andrew Charles Bilello** and **Michele S. Bilello**, his wife, known to me (or satisfactorily proven) to be the persons whose names appear herein and acknowledged the foregoing grant of easement to be their act.

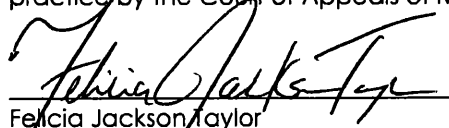
AS WITNESS BY MY HAND AND NOTARIAL SEAL this 8th day of September in the year 2015.

 (Seal)
Notary Public

My Commission Expires: 5/20/15

Return Recorded Deed to:
Chief
Records and Research Section
State Highway Administration
707 North Calvert Street
Baltimore, MD 21202

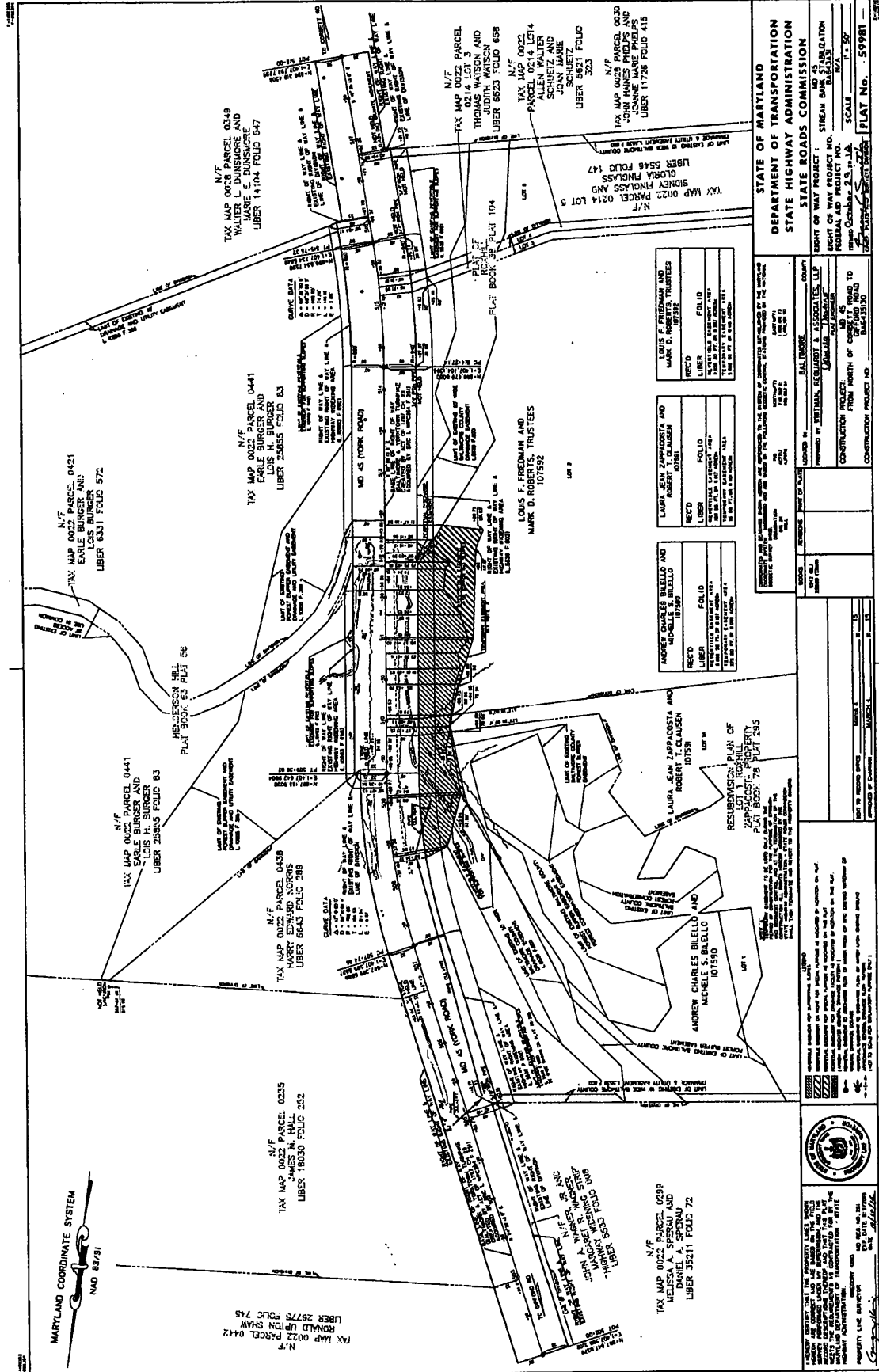
I HEREBY CERTIFY that this instrument was prepared under my supervision, an attorney admitted to practice by the Court of Appeals of Maryland.


Felicia Jackson Taylor
Assistant Attorney General

As a transfer of property to an agency of the State of Maryland, this instrument is not subject to recordation tax (Pursuant to Section 12-108(a) of the Tax-Property Article of the Annotated Code of Maryland) and transfer tax (Pursuant to Section 13-207(a)(1) of the Tax-Property Article of the Annotated Code of Maryland).

This instrument is being presented for recording by, or on behalf of, an agency of the State of Maryland, which is a party to this instrument. Therefore, for the reasons described in a letter from the Office of the Attorney General dated December 21, 2001, this instrument is to be recorded without charge for the recording fee and Real Property Records Improvement Fund surcharge which would otherwise be due pursuant to Section 3-601 of the Real Property Article and Section 13-604 of the Courts and Judicial Proceedings Article, respectively, of the Annotated Code of Maryland.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 37171, p. 0490, MSA_CE62_37027. Date available 04/13/2016. Printed 06/16/2021.



STATE OF MARYLAND
 DEPARTMENT OF TRANSPORTATION
 STATE HIGHWAY ADMINISTRATION
 STATE ROADS COMMISSION

RIGHT OF WAY PROJECT : STREAM BANK RESTORATION
 RIGHT OF WAY PROJECT NO. : 2013-133
 FEDERAL AID PROJECT NO. :
 FROM OCTOBER 2, U.S.P.L.
 SCALE : 1" = 50'

LOUIS F. FRIEDMAN AND
 MARK D. ROGOVIN TRUSTEES
 BALTIMORE, MARYLAND
 PROJECTED BY WILLIAM, REGAN & ASSOCIATES, LLP
 CONSTRUCTION PROJECT :
 FROM NORTH OF CHESAPEAKE ROAD TO
 CHESAPEAKE ROAD
 CONSTRUCTION PROJECT NO. :
 BAC133130

LOUIS F. FRIEDMAN AND
 MARK D. ROGOVIN TRUSTEES
 BALTIMORE, MARYLAND
 PROJECTED BY WILLIAM, REGAN & ASSOCIATES, LLP
 CONSTRUCTION PROJECT :
 FROM NORTH OF CHESAPEAKE ROAD TO
 CHESAPEAKE ROAD
 CONSTRUCTION PROJECT NO. :
 BAC133130

LOUIS F. FRIEDMAN AND
 MARK D. ROGOVIN TRUSTEES
 BALTIMORE, MARYLAND
 PROJECTED BY WILLIAM, REGAN & ASSOCIATES, LLP
 CONSTRUCTION PROJECT :
 FROM NORTH OF CHESAPEAKE ROAD TO
 CHESAPEAKE ROAD
 CONSTRUCTION PROJECT NO. :
 BAC133130

LOUIS F. FRIEDMAN AND
 MARK D. ROGOVIN TRUSTEES
 BALTIMORE, MARYLAND
 PROJECTED BY WILLIAM, REGAN & ASSOCIATES, LLP
 CONSTRUCTION PROJECT :
 FROM NORTH OF CHESAPEAKE ROAD TO
 CHESAPEAKE ROAD
 CONSTRUCTION PROJECT NO. :
 BAC133130

LOUIS F. FRIEDMAN AND
 MARK D. ROGOVIN TRUSTEES
 BALTIMORE, MARYLAND
 PROJECTED BY WILLIAM, REGAN & ASSOCIATES, LLP
 CONSTRUCTION PROJECT :
 FROM NORTH OF CHESAPEAKE ROAD TO
 CHESAPEAKE ROAD
 CONSTRUCTION PROJECT NO. :
 BAC133130

Exhibit No. 1