

ACCT. 03-000-18070102
ALL LIENS ARE PAID AS
OF 05-07-2020 A.A. COUNTY
BY: LO

Anne Arundel Cty Cir Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00

TOTAL \$60.00
SAP KJ
May 07, 2020 11:45 am

NO TITLE SEARCH
NO CONSIDERATION
EXEMPT TRANSFER Tax Article 12-108(dd)

Property Address: Magothy Bridge Road
Pasadena, MD 21122

Parcel # 03-000-18070102

THIS DEED is made on this 5th day of May 2020, by Joseph T. Leonard, Personal Representative of the Estate of Marie Theresa Leonard, Grantor, to Joseph T. Leonard, Karaleigh M. Leonard, Michael J. Leonard, Jr., and Jacquelyn K. Leonard, as Tenants in Common, Grantees.

FOR NO CONSIDERATION the Grantor grants and conveys a one-half interest to Joseph T. Leonard, a one-sixth interest to Karaleigh M. Leonard, a one-sixth interest to Michael J. Leonard, Jr., and a one-sixth interest to Jacquelyn K. Leonard, as Tenants in Common, their personal representatives, heirs and assigns, in fee simple, all the following described land and premises situated in Anne Arundel County, Maryland, and known as:

BEGINNING FOR THE SAME at a point which marks the end of the 13th or South 44 degree 15 minute West 213.9 ft. line described in that conveyance from Vincent DePaul Leonard, et al to Joseph E. J. Leonard, Richard A. Peacock and Clarence N. Ouellette by deed dated August 21, 1972 and recorded among the Land Records of Anne Arundel County in Liber W.G.L. No. 2567, folio 855. Thence from the point of beginning so fixed leaving said 13th line and binding on part of the outlines in said conveyance to Leonard, et al, with meridian corrected and as now surveyed, South 27 degrees 58 minutes 30 second West 102.32 feet and South 04 degrees 15 minutes 30 east 34.49 feet; thence leaving said outline and running across part of the whole tract for lines of division as now established, the following three courses and distances: North 51 degrees 40 minutes 22 seconds West 354.70 feet to a point in the center line of an existing 8 foot private road; thence binding on the center line of said private road, North 13 degrees 01 minute 58 seconds East 163.00 feet; thence leaving said center line and running South 51 degrees 40 minutes 22 seconds East 385.51 feet to intersect the aforementioned 13th or 213.9 ft. line; thence binding on part of said 13th line, with meridian corrected, South 46 degrees 00 minutes 30 seconds West 21.52 ft. to the point of beginning.

Containing 1.2161 acres of land, more or less, according to a survey and plat made by James D. Hicks & Associates, Inc., Registered Surveyors, dated July 1974.

With the right to the use thereof in common with others of an 8 ft. private road to be used as a means of ingress and egress, said road shall parallel and be adjacent to said property, for the width of the property granted.

BEING a part of that conveyance from Vincent DePaul Leonard, et al to Joseph E. J. Leonard, Richard A. Peacock and Clarence N. Ouellette by deed dated August 21, 1972 and recorded among the Land Records of Anne Arundel County in Liber W.G.L. No. 2567, folio 855.

BEING THE SAME lot of ground which by Deed dated October 18, 1974 and recorded among the Land Records of Anne Arundel County in Liber W.G.L. No. 2720, folio 267 was granted and conveyed by Donald M. Lowman to Joseph E. J. Leonard.

BEING THE SAME lot of ground which by Deed dated August 27, 1982 and recorded among the Land Records of Anne Arundel County in Liber No. 3514, folio 101 was granted and conveyed by Joseph E. J. Leonard to Joseph E. J. Leonard and Marie T. Leonard, his wife. Joseph E. J. Leonard having departed this life November 13, 1988.

TOGETHER with all improvements on the property, and all rights and easements pertaining to the property.

TO HAVE AND TO HOLD the property hereby conveyed in the shares as above noted to Joseph T. Leonard, Karaleigh M. Leonard, Michael J. Leonard, Jr., and Jacquelyn K. Leonard, as Tenants in Common, their personal representatives, heirs 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 whatever, to encumber the property hereby conveyed; that she will warrant specially the property granted and that will execute such further assurances as may be required.

THE GRANTOR CERTIFIES UNDER PENALTIES OF PERJURY that (1) the total payment for this sale is \$0.00 (Tax-General Article §10-912(b)(2)(1)), and (2) the Grantor is a resident of Maryland (Tax-General Article §10-912(d)(1)(i)).

WITNESS the hand and seal of the Grantor.

Joanne Hershberger

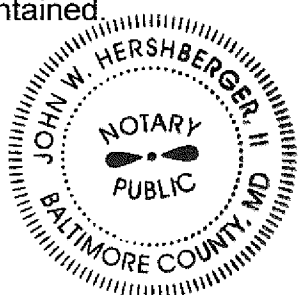
Witness

Joseph T. Leonard

Joseph T. Leonard, Personal Rep
Estate of Marie T. Leonard

STATE OF MARYLAND, COUNTY OF BALTIMORE

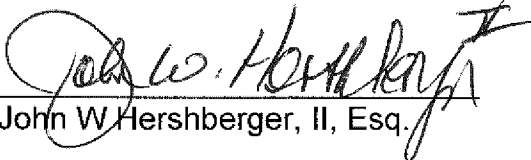
I hereby certify that on this 5th day of May, 2020, before me personally appeared Joseph T. Leonard, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, that she executed said instrument in my presence and that she acknowledged the same as her free and voluntary act for the purposes therein contained.



John W. Hershberger, II

Notary Public
My Commission Expires: 2/19/21

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 Court of Appeals of Maryland.


John W. Hershberger, II, Esq.

After recording please return to:

John W. Hershberger II, Esq.
John W. Hershberger II, LLC
4809 Vicky Road
Baltimore, MD 21236

State of Maryland Land Instrument Intake Sheet

Baltimore City County, Anne Arundel

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
2 Conveyance Type Check Box
3 Tax Exemptions (if applicable)
Cite or Explain Authority

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)(f).

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)
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: John W. Hershberger II, Esq.
Firm
Address: 4809 Vicky Road, Baltimore, MD 21236
Phone: (443) 955-2233

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? If yes, identify:
Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

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.:

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 34546, p. 0460, MSA_CE59_34988. Date available 05/12/2020. Printed 08/07/2023.