

THIS DEED, made this 9th day of July, 1998, by and between ALAN

P. EDELSTEIN, Grantor; and 29 SOUTH MAIN, L.L.C., a limited liability company organized under the laws of the State of Maryland, Grantee.

IMP FD SURE \$ 5.00
RECORDING FEE 20.00
RECORDATION T 2,343.00

20-
5-
2343-
1775-

WITNESSETH, that in consideration of the sum of Ten Dollars (the actual monetary

consideration paid or to be paid is Three Hundred Fifty-Five Thousand Dollars (\$355,000.00) and

TR TAX STATE 1,775.00

other good and valuable considerations, the receipt of which are hereby acknowledged, the said

TOTAL 4,143.00

ALAN P. EDELSTEIN does grant and convey to the said 29 SOUTH MAIN, L.L.C., its successors

Res# HA04 Rcpt # 34809

and assigns, forever, in fee simple, all that lot of ground situate in the THIRD ELECTION

CGH SKP Blk # 1415

DISTRICT of Harford County in the Town of Bel Air on the north-easterly side of Main Street and

Jul 21, 1998 02:38 PM

described as follows, that is to say:

SEE EXHIBIT A ATTACHED

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 said described lot of ground and premises to the said 29 SOUTH MAIN, L.L.C., its successors and assigns, forever, 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.

LIBER 2762 FOLIO 0587

WITNESS the hand and seal of the Grantor.

WITNESS:

[Signature]

Alan P. Edelstein (SEAL)
Alan P. Edelstein

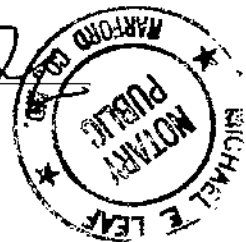
STATE OF MARYLAND, COUNTY OF Harford, TO WIT:

I HEREBY CERTIFY that on this 9th day of July, 1998, before me, the subscriber, a Notary Public of the State of Maryland in and for the County aforesaid, personally appeared ALAN P. EDELSTEIN who acknowledged that he executed the foregoing Deed as his act and deed for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission expires: 7-19-98

[Signature]
Notary Public



ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY that pursuant to Section 3-104(F) of the Real Property Article, Maryland Code Annotated, the foregoing instrument was prepared by me, an attorney at law, or under my supervision.

[Signature]
Laura L. Henninger

After recording, please return to:

Leaf & Mahoney, P.A.
Attn: Real Estate Department
112 South Main Street, Suite 102
Bel Air, Maryland 21014
(410) 893-2333

ALL TAXES PAID
TOWN OF BEL AIR
FINANCE OFFICE
EJK
7/20/98

PROPERTY PRESENTLY NOT ON WATER
& SEWER SYSTEM PER: [Signature]
DATE: 7/20/98 HARFORD COUNTY
HARFORD COUNTY MARYLAND
TRANSFER TAX PD \$ 3550.00
ALL OTHER TAXES PAID 7/20/98

LIBER2762 FOLIO0588

EXHIBIT A

**DEED FROM ALAN P. EDELSTEIN
TO 29 SOUTH MAIN, L.L.C.**

BEGINNING for the same at a cross mark cut in the concrete sidewalk on the northeast side of Main Street, being at or near the beginning of the lot conveyed by Harvey Ewing to Joseph R. Coale, by deed dated January 23, 1923, and recorded among the Land Records of Harford County in Liber D.G.W. 181, folio 212, said point of beginning being also at or near the beginning of the lot conveyed by Sallie D. Ewing to Charles C. Vaughn, by deed dated August 10, 1926, and recorded among said Land Records in Liber D.G.W. 201, folio 48, and running thence, leaving Main Street and binding on outlines dividing the lots described in the two deeds, aforementioned, the aforementioned lots now being property of Bel Air Recreation Center (which is the land now being described) and the property of Hugh C. Vaughn, as now surveyed.

- (1) North 50 Degrees 06' east 36.00 feet to an iron pipe, thence
- (2) North 39 Degrees 54' West 8.5 feet to an iron pipe, thence
- (3) North 50 Degrees 06' East 176.10 feet to a cross mark cut on the concrete curb on the southwest side of the right of way of Burns Alley here laid out 20 feet wide, thence running across said alley.
- (4) North 50 Degrees 06' East 20.00 feet to the northeast side thereof, thence leaving the outline of the lot of said Hugh C. Vaughn, and binding on the northeast side of said alley.
- (5) North 40 Degrees 34' West 35.00 feet, thence, crossing said alley

LIBER 2762 FOLIO 0589

and binding on the lot conveyed by James M. Wells and wife, et al, to Georgia A.S. Fulford and Alexander M. Fulford, her husband, by deed dated February 28, 1920, and recorded among said Land Records in Liber J.A.R. 166, folio 470,

(6) South 49 Degrees 56' 30" West 20.00 feet to an iron pipe set in the concrete curb, on the southwest side of the right of way of said alley, thence continuing, and still binding on the Fulford lot and on the southeast face of the building on said lot,

(7) South 49 Degrees 56' 30" West 212.2 feet, to intersect the northeast side of Main Street, thence binding on the northeast side of Main Street, as the same was established by a resurvey of 1939, and adopted by the Commissioner of the Town of Bel Air, and shown on plats, of record, in the Plat Records of Harford County, in plat book marked, "Plats of the Town of Bel Air", Plat no. 1 Of 3 plats showing the said resurvey of 1939.

(8) South 40 Degrees 34' East 42.90 feet to the beginning, as surveyed April 3, 1972.

The above described property being subject to a right of way, as described in a conveyance from Joseph R. Coale and others to the Town of Bel Air, dated January 6, 1942, and recorded among the Land Records of Harford County in Liber G.C.B. 271, folio 56.

Bearings refer to true meridian established in 1939, and shown on the aforementioned plats.

BEING the same and all that property which by Confirmatory Deed dated April 19, 1991, and recorded among the Land Records of Harford County in Liber

LIBER 2762 FOLIO 0590

C.G.H. No. 1709, folio 1025, was granted and conveyed by Red Fox Restaurant and Lounge, Inc. to Alan P. Edelstein and Judith Edelstein, husband and wife. The said Judith Edelstein departed this life on or about the 23rd day of March, 1992.

LIBER 2762 FOLIO 0591

State of Maryland Land Instrument Intake Sheet
 Baltimore City County: HARFORD

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	<input type="checkbox"/> Check Box if Addendum Intake Form is Attached.			
		<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale	<input type="checkbox"/> Unimproved Sale	<input type="checkbox"/> Multiple Accounts	<input type="checkbox"/> Not an Arms-Length Sale [9]
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	
3	Tax Exemptions (if Applicable)	Recordation			
		State Transfer			
		County Transfer			
Cite or Explain Authority					

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration	\$ 355,000	Transfer and Recordation Tax Consideration	
		Any New Mortgage	\$	Transfer Tax Consideration	\$
		Balance of Existing Mortgage	\$	X () % =	\$
		Other:	\$	Less Exemption Amount -	\$
		Other:	\$	Total Transfer Tax =	\$
		Full Cash Value	\$	Recordation Tax Consideration	\$
				X () per \$500 =	\$
		TOTAL DUE		\$	

5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:
		Recording Charge	\$ 25.00	\$	Tax Bill:
		Surcharge	\$	\$	C.B. Credit:
		State Recordation Tax	\$	\$	Ag. Tax/Other:
		State Transfer Tax	\$ 2368	\$	
		County Transfer Tax	\$ 1775	\$	
		Other	\$	\$	
		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).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		03	001393		0301	0900	<input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)						
		29 S. Main Street, Bel Air MD 21014						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/>		Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/>		Amount:		
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred:				
If Partial Conveyance, List Improvements Conveyed:								

7	Transferred From	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
		Alan P. Edelstein	
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8	Transferred To	Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
		29 S. Main Street, L.L.C.	
New Owner's (Grantee) Mailing Address			
7 Overbrook Drive, Bel Air MD 21014			

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		<input checked="" type="checkbox"/> Return to Contact Person	
		Name: Daniele Creager			<input type="checkbox"/> Hold for Pickup
		Firm: Leas + Mahoney, P.A.			<input type="checkbox"/> Return Address Provided
		Address: 112 S. Main Street Bel Air, MD	Phone: (410) 838-2333		

11	Assessment Information	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Will the property being conveyed be the grantee's principal residence?
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Does transfer include personal property? If yes, identify: _____
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line							
<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran. Process Verification			
Transfer Number:	Date Received:	Deed Reference:		Assigned Property No.:			
Year: 19	19	Geo.	Map	Sub	Block		
Land		Zoning	Grid	Plat	Lot		
Buildings		Use	Parcel	Section	Occ. Cd.		
Total		Town Cd.	Ex. St.	Ex. Cd.			

REMARKS:

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

LIBER 2762 FOLIO 0592

HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 2762, p. 0592, MSA_CE54_2649, Date available 06/22/2005. Printed 05/22/2024.

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