

ROAD IMPROVEMENT RIGHT - OF - WAY DEED

THIS ROAD IMPROVEMENT RIGHT - OF - WAY DEED, made this 07th day of MARCH, 2018 by and between **29 SOUTH MAIN, LLC**, a Limited Liability Corporation of the State of Maryland, (hereinafter, the "Grantor") and the **TOWN OF BEL AIR, MARYLAND**, a municipal corporation of the State of Maryland (hereinafter, the "Town").

WHEREAS: the Grantor is the owner of a certain parcel of land located at 29 South Main Street, Bel Air, in the Third Election District of Harford County, Maryland, being more fully described in a deed dated July 9, 1998 and recorded in the Land Records of Harford County in Liber C.G.H. No. 2762, Folio 587, and

WHEREAS, the Grantor desires to grant a strip of the land along the road bed of Burns Alley to the Town.

NOW, THEREFORE, THIS DEED FURTHER WITNESSETH: That, for and in consideration of the sum of Zero Dollars (\$0.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor hereby grants and conveys unto the Town, its successors and assigns, in fee simple, all the strip of land situated and lying in the Town of Bel Air, Third Election District of Harford County, Maryland, being described as follows.

A road improvement right - of - way for Burns Alley shown on the attached plat entitled "**EXHIBIT A**" said exhibit being attached hereto and made a part hereof and further described in a metes and bonds description attached as "**EXHIBIT B**" said exhibit being attached hereto and made a part hereof.

LR - Deed (No-Taxes)	
Recording Fee	20.00
Name: 29 South	
Ref:	
LR - Deed (No-Taxes)	
Surcharge	40.00
Subtotal:	60.00
Total:	60.00
04/10/2018 10:06	CC12-JM
#10139125 C00302 -	
Harford	
County/CO03-02-11	
Register 11	

TB/kB

HARFORD COUNTY CIRCUIT COURT (Land Records) JJR 12769, p. 0336, MSA_CE54_12775. Date available 04/12/2018. Printed 05/22/2024.

AD
HO
20

TOGETHER WITH the improvements, exclusive of water and sewer utilities, if any, and all advantages and appurtenances belonging thereto or in any way appertaining.

TO HAVE AND TO HOLD the above granted and described property unto the Town, its successors and assigns, in fee simple, forever.


AND the Grantor hereby covenants that it has done no act to encumber the land. The Grantor does further covenant and agree to execute such further assurances as may be necessary.

WITNESS the hands and seals of the parties hereto.

WITNESS/ATTEST:

GRANTOR: 29 SOUTH MAIN LLC




By: 
Renato Buontempo
Managing Member

WITNESS/ATTEST

GRANTEE: TOWN OF BEL AIR



By: 
Susan U. Burdette
Chair of the Board of Town Commissioners

ACKNOWLEDGMENT

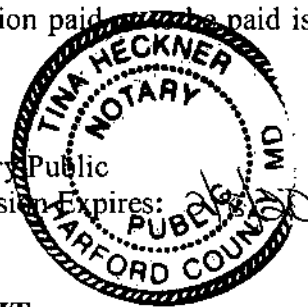
STATE OF MARYLAND, COUNTY OF HARFORD, TO WIT:

I HEREBY CERTIFY, that on this 8th day of March, 2018, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Renato Buontempo, who acknowledged themselves to be the Managing Member of 29 South Main LLC, and that as such Managing Member they executed the foregoing Deed for the purpose therein contained, and that the actual consideration paid or to be paid is Zero Dollars (\$0.00)

AS WITNESS my hand and Notarial Seal.

[Signature]

Notary Public
My Commission Expires:



STATE OF MARYLAND, COUNTY OF HARFORD, TO WIT:

I HEREBY CERTIFY, that on this 27th day of March, 2018, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Susan U. Burdette, who acknowledged himself to be the Chair of the Bel Air Board of Town Commissioners, and that as such Chair he executed the foregoing Deed as the act of the Town of Bel Air, Maryland for the purpose therein contained, and that the actual consideration paid or to be paid is Zero Dollars (\$0.00).

AS WITNESS my hand and Notarial Seal.

[Signature]

Notary Public
My Commission Expires: 5/3/2018

THIS IS TO CERTIFY that the within instrument has been prepared by or under the supervision of the undersigned Maryland Attorney.

[Signature]

Charles B. Keenan, Attorney-at-Law

HARFORD COUNTY MARYLAND

TRANSFER TAX PD \$ [Signature]
ALL OTHER TAXES PAID 4-9-18 [Signature]

OTHER WATER/SEWER COLLECTION NOT REQUIRED PER. [Signature] DATE: 4-9-18

HARFORD COUNTY

ALL TAXES PAID
TOWN OF BEL AIR
FINANCE OFFICE

cap 4/6/18

MARYLAND
TRANSFER TAX PD \$ [Signature]
DATE 4-9-18

HARFORD COUNTY CIRCUIT COURT (Land Records) JJR 12769, p. 0338, MSA_CE54_12775. Date available 04/12/2018. Printed 05/22/2024.

EXHIBIT B

**PARTICULAR DESCRIPTION
 LAND TO BE CONVEYED TO
 TOWN OF BEL AIR
 0.016 AC+/-
 LOCATED AT 29 S. MAIN STREET
 ELECTION DISTRICT No. 3, HARFORD COUNTY, MARYLAND**

Beginning for the same at a mag nail set in the northwest right-of-way of Burns Alley, 20 feet wide, and being at the beginning of the 4th or North 50°06' East 20.00 foot line of that tract or parcel of land conveyed by Alan P. Edelstein to 29 South Main, L.L.C., a limited liability company, dated July 9, 1998 and recorded among the Land Records of Harford County, Maryland in Liber C.G.H. 2762 folio 587. Thence, running and binding on the aforesaid line, with all courses of this description referenced to the Maryland Grid Coordinate System, NAD 83/1991 per Harford County monuments Mall (JV6284), BelAir (JV6281) & Bynum (JV6290), the following course:

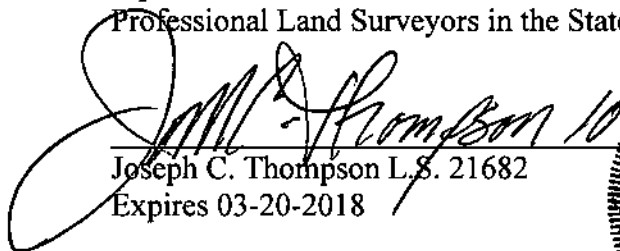
1. **North 40°29'38" West 35.00 feet.** Thence, crossing the aforesaid Burns Alley and running and binding on a part of the lot conveyed by James M. Wells and wife, et al, to Georgia A.S. Fulford and Alexander M. Fulford, her husband dated February 28, 1920 and recorded among the aforesaid Land Records in Liber J.A.R. 166, folio 470, the following course:
2. **South 50°00'54" West 20.00 feet** to a 1" iron pipe found in the curb on the southwest side of the right of way of the aforesaid Burns Alley. Thence, leaving the aforesaid conveyance and running and binding on the southwest side of the aforesaid right of way for a new line of division through and across the lands of the grantors hereon the following course:
3. **South 40°31'04" East 34.95 feet** to the beginning of the 4th line of the aforesaid conveyance from Edelstein to 29 South Main. Thence running and binding on the aforesaid line, across the aforesaid Burns Alley the following course:
4. **North 50°10'22" East 20.00 feet** to the beginning hereof; containing **0.016** acre of land, more or less, as surveyed by Joseph Thompson & Associates, LLC in 2015.

HARFORD COUNTY CIRCUIT COURT (Land Records) JUN 12 2018, 12:17:55. Date available 04/12/2018. Printed 05/22/2024.

Being a part of that tract or parcel of land conveyed by Alan P. Edelstein to 29 South Main, L.L.C., a limited liability company, dated July 9, 1998 and recorded among the Land Records of Harford County, Maryland in Liber C.G.H. 2762, folio 587.

More particularly being shown on a plat entitled "Exhibit, Land to be Conveyed, From, 29 South Main LLC To The Town of Bel Air" attached hereto and made a part hereof.

I hereby certify that this description was prepared by me or under my direct supervision in 2015 and is in accordance with the Minimum Standards of Practice for Professional Land Surveyors in the State of Maryland.


Joseph C. Thompson L.S. 21682
Expires 03-20-2018

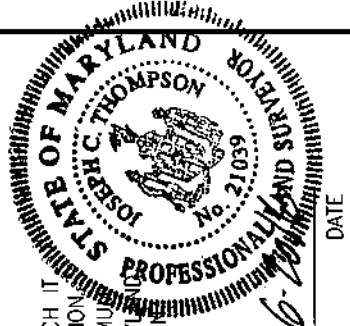
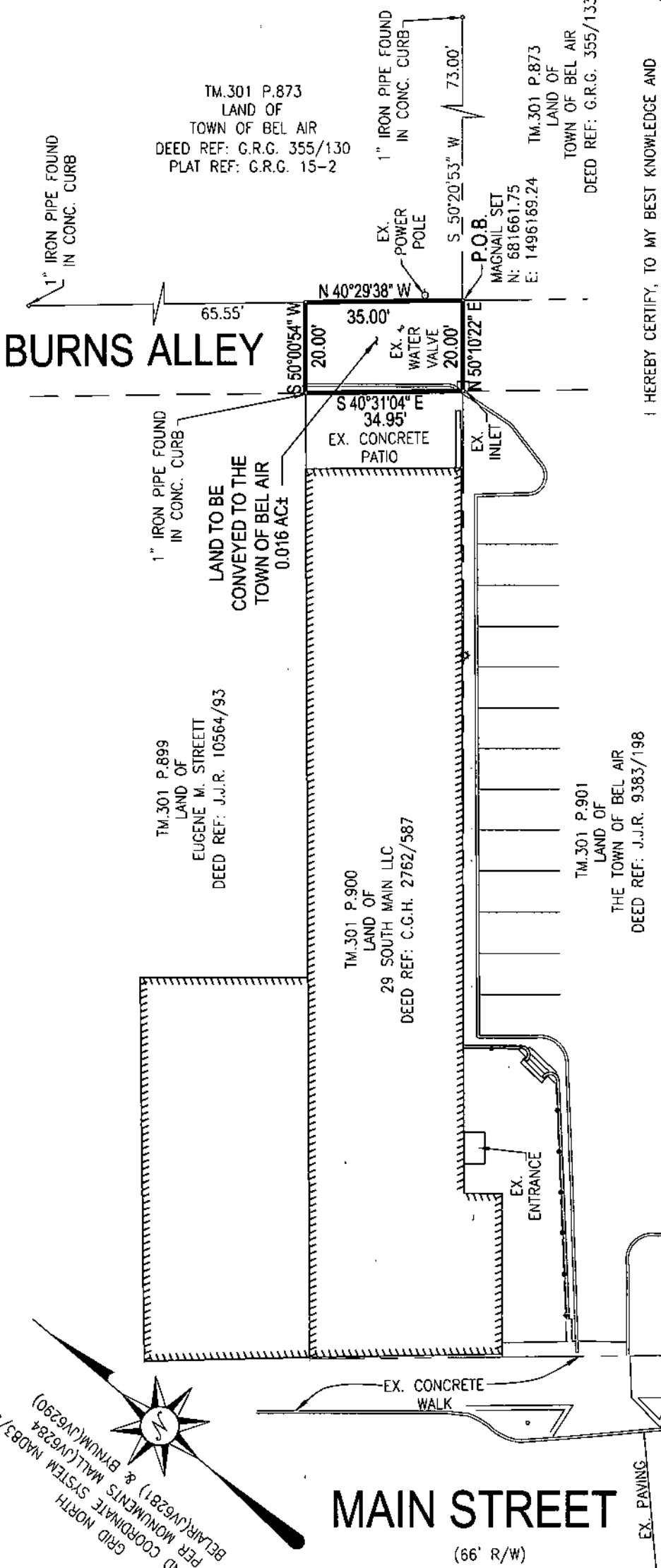


NOTE: This survey was performed without the benefit of a title report and/or abstract

HARFORD COUNTY CIRCUIT COURT (Land Records) LJR 12769, p. 0340, MSA CE54, 12775, Date available 04/12/2018, Printed 05/22/2024.

EXHIBIT A

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND/OR ABSTRACT.



I HEREBY CERTIFY, TO MY BEST KNOWLEDGE AND BELIEF, THAT THIS PLAT AND THE SURVEY IN WHICH IT IS BASED WAS MADE UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH CHAPTER 06, "MINIMUM STANDARDS OF PRACTICE", COMAR TITLE 09, MARYLAND DEPARTMENT OF LABOR LICENSING AND REGULATION FOR PROFESSIONAL LAND SURVEYORS.

Joseph C. Thompson
 JOSEPH C. THOMPSON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 21039 EXP. 03-20-2018

SCALE: 1"=30'
DATE: 10-05-2016
DRAWN: JTV
JOB NO.: 3346-2

THOMPSON & ASSOCIATES, LLC
 402 N. HICKORY AVENUE
 SUITE B
 BEL AIR, MARYLAND 21014
 (410) 803-0896
 WWW.thompsonassociatesllc.com

EXHIBIT
 LAND TO BE CONVEYED FROM
29 SOUTH MAIN LLC &
 TO
THE TOWN OF BEL AIR
 HARFORD COUNTY, MD.
 ELEC. DIST. NO.3

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

4 Consideration and Tax Calculations
Consideration Amount
Purchase Price/Consideration \$ 0.00
Any New Mortgage \$
Balance of Existing Mortgage \$
Other: \$
Other: \$
Full Cash Value: \$
Finance Office Use Only
Transfer and Recordation Tax Consideration
Transfer Tax Consideration \$
X ()% = \$
Less Exemption Amount - \$
Total Transfer Tax = \$
Recordation Tax Consideration \$
X () per \$500 = \$
TOTAL DUE \$

5 Fees
Amount of Fees Doc. 1 Doc. 2
Recording Charge \$ 20.00 \$
Surcharge \$ 40.00 \$
State Recordation Tax \$ \$
State Transfer Tax \$ \$
County Transfer Tax \$ \$
Other \$ \$
Other \$ \$
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).
District Property Tax ID No. (1) Grantor Liber/Folio Map Parcel No. Var. LOG
03 001393 2762/587
Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4)
Location/Address of Property Being Conveyed (2)
29 South Main Street Bel Air 21014
Other Property Identifiers (if applicable) Water Meter Account No.
Residential or Non-Residential Fee Simple or Ground Rent Amount:
Partial Conveyance? Yes 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)
29 South Main, LLC
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)
Town of Bel Air
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: Kristin Baynes
Firm Stark and Keenan, P.A.
Address: 30 Office Street
Bel Air, MD 21014 Phone: (410) 8792222
Return to Contact Person
Hold for Pickup
Return Address Provided

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Yes No Will the property being conveyed be the grantee's principal residence?
Yes No Does transfer include personal property? If yes, identify:
Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

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.:
Year 20 20 Geo. Map Sub Block
Land Zoning Grid Plat Lot
Buildings Use Parcel Section Occ. Cd.
Total Town Cd. Ex. St. Ex. Cd.

REMARKS:

Space Reserved for County Validation

HARFORD COUNTY CIRCUIT COURT (Land Records) JJR 12769, p. 0342, MSA_CE54_12775. Date available 04/12/2018. Printed 05/22/2024.