

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT, made this 17th day of July 1983, by and between CHARLES W. BEELER, JR. and ROSELLA N. BEELER, his wife, Parties of the First Part and BARBARA B. EVANS, Party of the Second Part.

WHEREAS, the Parties of the First Part are the owners of a certain property located in Baltimore County, State of Maryland being known and designated as 608 Stacy Court (for title see Deed dated January 22, 1957 and recorded in Liber GLB No. 3094, folio 543 from Campus Homes, Inc. to Charles W. Beeler, Jr. and Rosella N. Beeler, his wife);

WHEREAS, the Party of the Second Part is the owner of a certain property located in Baltimore County, State of Maryland being known and designated as 610 Stacy Court (for title see Deed dated September 16, 1982 and recorded in Liber EHK Jr. No. 6442, folio 629 from Edythe B. Weeks to Edythe B. Weeks and Barbara B. Evans; the said Edythe B. Weeks having subsequently departed this life on or about the 19th of November, 1982);

WHEREAS, it appears that a portion of the brick garage and wooden fence constructed on the property of the Party of the Second Part encroaches on the property of the Parties of the First Part (See location survey prepared by Mank and Kunst, dated July 14, 1983 and attached hereto);

WHEREAS, the Parties of the First Part acknowledge the existence of the above mentioned encroachment and further acknowledge their willingness to allow the Party of the Second Part to maintain the brick garage and wooden fence in its present location and condition;

NOW, THEREFORE, This Agreement witnesseth that for and in the consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties of the First Part do hereby grant and convey unto the Party of the Second Part, her personal representative and assigns an easement for the preservation and maintenance of the brick garage and wooden fence in their current location; provided that the Party of the Second Part, her personal representative and assigns shall be responsible for any and all costs of maintenance to the garage and/or fence. And, further, if the garage and/or fence is ever to be rebuilt or replaced, then they are to be reconstructed within the property lines of the Party of the Second Part.

WITNESS the hands and seals of the Parties hereto on the day and year first above written.

Witness: [Signatures] Charles W. Beeler, Jr. [Signature] Rosella N. Beeler [Signature] Barbara B. Evans

STATE DEPT. OF ASSESSMENTS & TAXATION
CLERK [Signature] DATE 8/1/83

AGRICULTURAL TRANSFER TAX NOT APPLICABLE
SIGNATURE [Signature] DATE 8/1/83

THE SENTINEL TITLE CORPORATION TOWSON

TRANSFER TAX NOT REQUIRED
BALTIMORE COUNTY, MARYLAND
Per [Signature] Authorized Signature
Date 8-4-83 Sec. 11-95

13.00
0 #
13.00
163917 0003 R02 149:59
08/08/83

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK Jr. 6568, p. 0289, MSA_CE62_6423. Date available 04/14/2006. Printed 03/28/2025.

STATE OF MARYLAND, COUNTY OF Baltimore to wit:

I HEREBY CERTIFY, that on the 20th day of July, 1983, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared CHARLES W. BEELER, JR. and ROSELLA N. BEELER, his wife, and they acknowledged the foregoing deed to be their act.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

[Signature]
Notary Public

My commission expires: 7/1/86

STATE OF MARYLAND, COUNTY OF _____ to wit:

I HEREBY CERTIFY, that on the _____ day of _____, 1983, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared BARBARA B. EVANS, and she acknowledged the foregoing deed to be her act.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

[Signature]
Notary Public

My Commission expires: _____

See'd for record AUG 8 1983 at 9:59 PM
Per Elmor H. Kahlino, Jr., Clerk
Mail to THE SENTINEL TITLE CORP
Receipt No. 1300