

All taxes for which assessments have been received have been paid as of this date

January 16, 1979
Mayor of Baltimore City by
[Signature]

THIS DEED, Made this 12th day of January, in the year one thousand nine hundred and seventy-nine, by and between JOHN A. HERNDON, party of the first part, Grantor; and SEWELL A. BROWN, III, GEORGE A. BROWN and ELEANOR B. BROWN, parties of the second part, Grantees.

The actual consideration paid or to be paid is \$45,500.00.

WITNESSETH: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantees, as tenants in common, their heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore City, in the State of Maryland, and described as follows, that is to say:-

BEGINNING for the same on the southwest side of Fell Street at a point distant 318.15 feet measured southeasterly along said southwest side of Fell Street from its intersection with the east side of Ann Street said place of beginning being also distant 19.00 feet northwesterly from the end of the first line of the land described in a deed from Marine Launch Co., Inc. to John A. Herndon dated August 20, 1969 and recorded among the Land Records of Baltimore City in Liber R.H.B. No. 2557 folio 422 etc. and running thence, binding on the southwest side of Fell Street, (1) south 41 degrees and 15 minutes east 19.00 feet to the end of the first line of the land described in said deed and to the northwest side of an alley 2 feet and 8 inches wide there situate; thence, running with and binding on the second, third, fourth and fifth lines of the land described in the aforementioned deed, the four (4) following courses and distances to wit: (2) south 47 degrees, 58 minutes and 58 seconds west, binding on the northwest side of the aforementioned alley 2 feet and 8 inches wide and, in part, along the southeast side of a brick wall coincident thereto, 78.53 feet to the northeast face of an 8 inch concrete block wall there situate; thence, binding on the northeast face of said wall, (3) south 41 degrees, 07 minutes and 46 seconds east 35.05 feet to the northwest face of a brick warehouse there situate; thence, binding on the northwest face of said warehouse, (4) south 48 degrees and 56 minutes west 81.12 feet to the westernmost corner thereof; (5) thence south 48 degrees, 39 minutes and 44 seconds west 35.57 feet to the southernmost corner of a concrete bulkhead there situate; thence, running with and binding on part of the sixth line of the land described in the aforementioned deed as the same is intended to bind on the southwest face of said concrete bulkhead, (6) north 38 degrees, 58 minutes and 20 seconds west 53.00 feet and thence, running for a line of division now made, (7) north 48 degrees, 10 minutes and 30 seconds east 193.20 feet to the place of beginning.

1874

Containing 7,697 square feet or 0.177 of an acre of land, more or less.

The courses in the above description are referred to the Meridian used in the deed from Marine Launch Co., Inc. to John A. Herndon, hereinabove referred to, of which the above described land is a part.

BEING part of all that property which by Deed dated August 20, 1969 and recorded among the Land Records of Baltimore City in Liber R.H.B. No. 2557, folio 422, etc., was granted and conveyed by Marine Launch Co., Inc. unto John A. Herndon.

SUBJECT to the terms of an Easement Agreement granted from John A. Herndon to John B. Howell, dated September 15, 1978, and recorded among said Land Records in Liber R.H.B. No. 3662, folio 665.

TCB #12283 JAN 26 8 06 8 25 0 PD147

THE party of the first part expressly reserves and the parties of the second part hereby grant and convey to the party of the first part, his heirs, personal representatives and assigns, an easement or right of way for pedestrian or vehicular ingress and egress over and through all that portion of the property hereby conveyed above and described as follows:

BEGINNING for the same on the southwest side of Fell Street at a point distant 318.15 feet measured southeasterly along said southwest side of Fell Street from its intersection with the east side of Ann Street said place of beginning being also distant 19.00 feet northwesterly from the end of the first line of the land described in a deed from Marine Launch Co., Inc. to John A. Herndon dated August 20, 1969 and recorded among the Land Records of Baltimore City in Liber R.H.B. No. 2557 folio 422 etc. and running thence, binding on the southwest side of Fell Street, (1) south 41 degrees and 15 minutes east 18.00 feet to the end of the first line of the land described in said deed and to the northwest side of an alley 2 feet and 8 inches wide there situate; thence running with and binding on part of the second line of the aforementioned deed (2) south 47 degrees 58 minutes and 58 seconds west 75.00 feet, thence leaving said second line for a line of division now made, (3) north 41 degrees 15 minutes west 18 feet to a point in the seventh line of the whole property to be conveyed hereto, thence running with and binding on part of the seventh line (4) north 48 degrees 10 minutes 30 seconds east 75.00 feet to the place of beginning. Containing 1,350 square feet, more or less.

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said Grantees, as tenants in common, their heirs, personal representatives and assigns, in fee simple.

AND the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

WITNESS the hand and seal of the within named Grantor.

WITNESS:

Jean K. Temple
JEAN K. TEMPLE

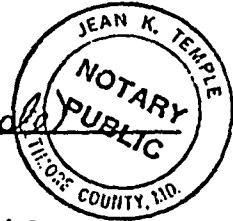
John A. Herndon (SEAL)
John A. Herndon

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I HEREBY CERTIFY, that on this 12th day of January, 1979, before me, a Notary Public of the State aforesaid, personally appeared JOHN A. HERNDON, the within named Grantor, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who signed the same in my presence, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

Jean K. Temple
Notary Public
JEAN K. TEMPLE
My commission expires 7/1/82



JAN 16-79 260605d ***440.70
JAN 16-79 260605DS ***20020
JAN 16-79 260604DT ***22750
JAN 16-79 260603DE ***1300

REC'D FOR RECORD JAN 16 1979 1:30 P.M. & RECORDED IN THE LAND RECORDS OF
BALTIMORE CITY, LIBER W.A. 3712 PAGE 321 WILLIAM ALLEN, CLERK