

To O.P. 9/13/02

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

10/11/02

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. NA

THIS APPROVAL RCD FROM O.P. ON 10/16/02
1 COPY TO FILE
1 COPY EA, TO APPLICANT AND OWNERS.
OAR 10/16/02

FROM: Arnold Jablon, Director
Department of Permits & Development Management

Residential Processing Fee Paid
(\$50.00)

Accepted by 9/13/02
Date JL

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit

MINIMUM APPLICANT SUPPLIED INFORMATION:

410/598-3400
410/357-8246

Sharon Fairbrother & Steven Warner, 1917 Freeland Rd, Freeland, Md. 21053
Print Name of Applicant Address Telephone Number

Lot Address 2449 E. Ruhl Rd. Election District 6 Councilmanic District 3 Square Feet 33,214 S.F.

Lot Location: N E S W side/corner of SES E. Ruhl Rd. feet from N E S W corner of 300 NE S. Ruhl Rd.
(street) (street)

Land Owner: Cox, Thaddeus Hall, & Cox, Virginia Joan Tax Account Number 0602057740

Address: 19900 Middletown Rd, Freeland Md. 21053 Telephone Number (410) 329-6486

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Site Plan Temporary (2 copies) available in Room 206, County Office Building (please label site clearly)	WAIVED	
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>RC 2</u>		

Dials	10/15	# of pages	1
From	Lynn Lanken	Co.	
Phone #	3480	Fax #	
Post-It Fax Note	7671	To	John Lewis
		Co/Dept.	Zoning
		Phone #	
		Fax #	2884

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the

Signed by: [Signature]
for the Director, Office of Planning and Community Conservation



Date 10/15/02

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted filing by JOHN LEWIS on 9/13/02
(name of planner) Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE SEPT 24 2002 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) OCT 9, 2002 C (B-3 Work Days)

TENTATIVE DECISION DATE OCT 13, 2002 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

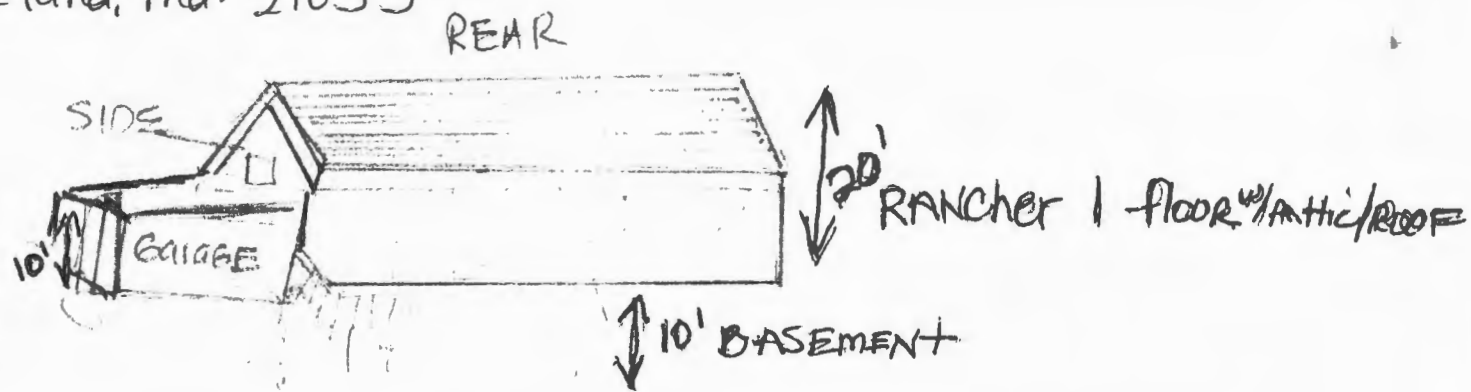
Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

SIGN TO STATE: TO APPROVE THE CONSTRUCTION
OF A DWELLING ON AN UNDERSIZED
LOT.

Proposed Building Plan / Elevations
 2449 E. Ruhl Rd., Freeland, Md. 21053

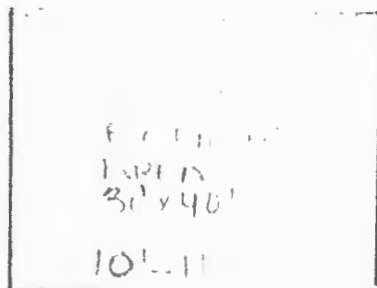
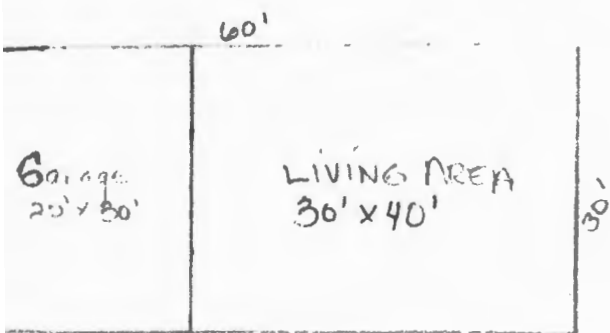
Sharon Fairbrother
 and
 Steven Warner
 1917 Freeland Rd
 Freeland, Md. 21053
 410/598-3407
 410/357-8246



PROP. EXTERIOR TO BE
 CEDAR LOG-CONSTRUCTION
 ROOF TO BE ASHLEAF
 SHINGLE.

1200 SQ. FT. RANCHER w/ GARAGE 20' x 30'
 BASEMENT Level 1200 SQ. FT.

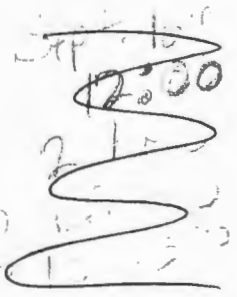
1" = 20'



Site Plan : FOR UNDERSIZED LOT APPROVAL

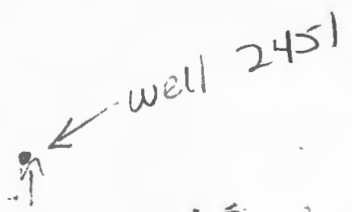
2449 E. Ruhl Rd.
Freeland, Md. 21053
Election District 6
Scale 1" = 50'

Contract-purchasers:
Sharon Fairbrother & Steven Warner
1917 Freeland Rd.
Freeland, Md. 21053
410/598-3407



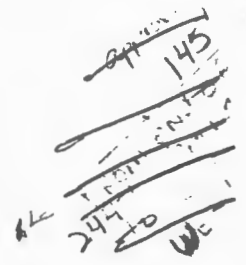
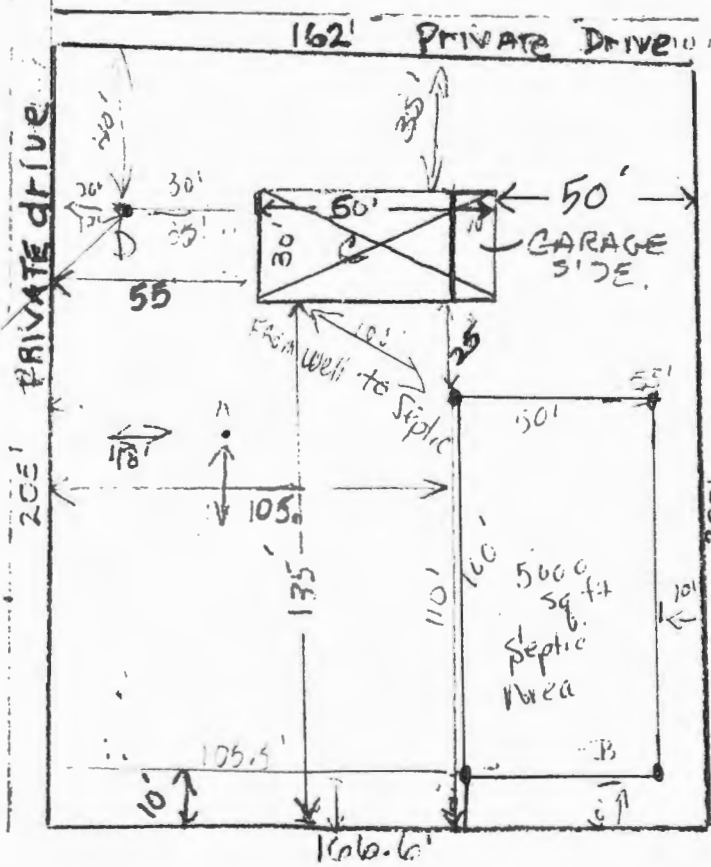
Prop. DWLG. SIZE 30' X 60'
EXIST LOT SIZE 32,400 SQ. FT. =

NW 38F
RC-2 ZONE
2451
Septic is beyond h...



PER APPLICANT
NO ADJACENT
OWNERSHIP
OF LOTS IN
PAST 6 YRS
APP. IS RESPONSIBLE
FOR ACCURACY OF ALL
INFORMATION

(ADJACENT LOT) Sharon Fairbrother



2447
well is
far beyond



200 FT. +
TO S. RUHL RD.
EAST RUHL ROAD.

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

08/21/2002

OWNER INFORMATION

DISTRICT: 06 ACCT NO: 0601035120

USE: RESIDENTIAL

OWNER NAME: ALBAN ROBERT L
ALBAN NOREEN M
MAILING ADDRESS: 2464 E RUHL RD
FREELAND

PRINCIPAL
RESIDENCE
YES

MD 21053-9725

TRANSFERRED

FROM: ROTH MAURICE J ET AL

DATE: 07/17/1967 PRICE: \$7,000

DEED REFERENCE: 1) / 4781/ 637
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCRN <F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

08/21/2002

LOCATION INFORMATION

DISTRICT: 06 ACCT NO: 0601035120

NAME: ALBAN ROBERT L

USE: RESIDENTIAL

PREMISES ADDRESS
2464 E RUHL RD

ZONING

LEGAL DESCRIPTION
7.312 AC ES
NORTH RUHL RD
NE COR EAST RUHL RD

MAP GRID PARCEL SUBDIV SECT BLOCK LOT GROUP
6 1 228 81

PLAT NO :
PLAT REF:

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1876 1,045 SF

PROPERTY LAND AREA
7.31 AC

COUNTY
USE
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCRN <F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

08/21/2002

OWNER INFORMATION

DISTRICT: 06 ACCT NO: 0613055128

USE: RESIDENTIAL

OWNER NAME: MILLER CARL E
MILLER BETTY LOU
MAILING ADDRESS: 2736 W RUHL RD
FREEELAND

PRINCIPAL
RESIDENCE
NO

MD 21053-9743

TRANSFERRED
FROM: MILLER CLARENCE E

DATE: 06/01/1978 PRICE: \$0

DEED REFERENCE: 1) / 5891/ 209
2)

SPECIAL TAX RECAPTURE
* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

08/21/2002

LOCATION INFORMATION

DISTRICT: 06 ACCT NO: 0613055128
NAME: MILLER CARL E

USE: RESIDENTIAL

PREMISES ADDRESS
W RUHL RD

ZONING LEGAL DESCRIPTION
.668 AC
SS W RUHL RD
E MIDLETWN RD TO NE

MAP GRID PARCEL SUBDIV SECT BLOCK LOT GROUP
6 1 95 81

PLAT NO :
PLAT REF:

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
0000

PROPERTY LAND AREA
.66 AC

COUNTY
USE
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

08/21/200

OWNER INFORMATION

DISTRICT: 06 ACCT NO: 0602037177

USE: RESIDENTIAL

OWNER NAME: JOHANSSON DAVID E

PRINCIPAL
RESIDENCE
NO

MAILING ADDRESS: 1512 HONESTY DR
WESTMINSTER

MD 21158-7281

TRANSFERRED

FROM: JOHANNSSON DAVID E

DATE: 08/02/1995 PRICE: \$0

DEED REFERENCE: 1) - /11148/ 437
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCR N <F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

08/21/200

LOCATION INFORMATION

DISTRICT: 06 ACCT NO: 0602037177

NAME: JOHANSSON DAVID E

USE: RESIDENTIAL

PREMISES ADDRESS
2451 E RUHL RD

ZONING

LEGAL DESCRIPTION
6.51338 AC
SER E RUHL RD
250FT E OF RUHL RD

MAP GRID PARCEL SUBDIV SECT BLOCK LOT GROUP
6 2 192 81

PLAT NO :
PLAT REF:

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1971 1,005 SF

PROPERTY LAND AREA
6.51 AC

COUNTY
USE
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCR N <F6> SELECT NEXT PROPERTY

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 17743

DATE 9/13/02 ACCOUNT 001 006 6150

AMOUNT \$ 50.00

RECEIVED FROM: Spencer Franchise Inc.

FOR: Vehicle 1st of Set ad/inf.
2449 BUHL RD

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

[Faint, illegible text, possibly a stamp or receipt details]

THOMAS J. HOFF, INC.
 406 W. Pennsylvania Ave. 2nd Floor
 TOWSON, MARYLAND 21204

LETTER OF TRANSMITTAL

(410) 296-3668
 FAX (410) 296-5326

TO ZONING OFFICE

DATE	9/27/02	JOB NO.
ATTENTION	GEORGE ZAHNER	
RE:	CERTIFICATES OF POSTING	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop drawings Prints Plans Samples Specifications

Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1			CERTIFICATE OF POSTING - CASE N ^o 03-110-A
1			" - BLDG. PERMIT APP
			2449 E. RUIH RD.

THESE ARE TRANSMITTED as checked below:

For approval Approved as submitted Resubmit _____ copies for approval

For your use Approved as noted Submit _____ copies for distribution

As requested Returned for corrections Return _____ corrected prints

For review and comment _____

FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: THOMAS J. HOFF

If enclosures are not as noted, kindly notify us at once.

CERTIFICATE OF POSTING

**RE: Building Permit
Application**
Petitioner/Developer:
**Sharon Fairbrother and
Steven Warner**
Closing Date: 10/09/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

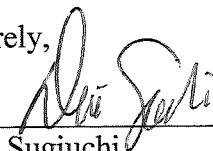
Attention: Mr. George Zahner

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **2449 E. Ruhl Rd.**

The sign(s) were posted on **09/24/02.**

Sincerely,



Diana Sugiuchi
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668



LIBER 8796 PAGE 31

NO TITLE SEARCH, NO MONETARY CONSIDERATION

THIS DEED, Made this 30th day of April in the year nineteen hundred and ninety-one, by and between SCOTT ALLEN COX of Baltimore, in the State of Maryland, of the first part, and THADDEUS HALL COX and VIRGINIA JOAN COX, as tenants by the entireties of Maryland, of the second part.

Witnesseth, That in consideration of the sum of NO DOLLARS, (\$0.00), love and affection and other good and valuable considerations, receipt of which are acknowledged, the said SCOTT ALLEN COX does hereby grant and convey unto the said THADDEUS HALL COX and VIRGINIA JOAN COX, as tenants by the entireties, their personal representatives and assigns, all of that lot of ground situate in Baltimore County, aforesaid, now known as No. 2449 E. Ruhl Road, and described as follows, to say:

BEGINNING for the same at a point in the County Road known as Ruhl Road, the said point being in the third line of the deed from Francis Ryar to Frank S. Bisker, dated November 9, 1947, and recorded on January 5, 1949 in the Land Records of Baltimore County, in Liber T.B.S. No. 1718, folio 391 etc. the said point being South 56 degrees West 166 feet from the beginning of the said line, and running thence with the said line and thereon South 56 degrees West 166.6 feet to a point; thence with the fourth line of the said deed and bearing thereon South 40 degrees East 200 feet to an iron pin; thence by a line of division through the Land of Vincent Bisker North 58 degrees East 162 feet to an iron pin; thence by a second line of division and running along a 20 feet wide open way North 38-3/4 degrees West 205 feet to the place of beginning. Containing an area of 122 square perches.

The improvements thereon being known as 2449 E. Ruhl Road.

BEING the same lot of ground described in a Deed dated 2/12/90 and recorded among the Land Records of Baltimore County.

RECEIVED FOR TRANSDISTRICT
State Department of
Assessments & Taxation
for Baltimore County

JR 5-22-91

AGRICULTURE...
NOT APPLICABLE
SIGNATURE JR DATE 5-22-91

TRANSMITTAL FEE REQUIRED
BALTIMORE COUNTY, MARYLAND
Catherine Healy
Assistant Register
Date 5-22-91 Sec. 11-85 c

MD0796 ME032

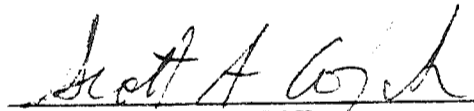
Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, water privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

To Have and To Hold the said described lot of ground and premises to and unto the use of the said THADDEUS HALL COX and VIRGINIA JOAN COX, as tenants by the entirety, their personal representatives and assigns forever in fee simple.

And the said Grantor hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; and that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor.

Test:

 (SEAL)
SCOTT ALLEN COX

APRIL 30, 1991

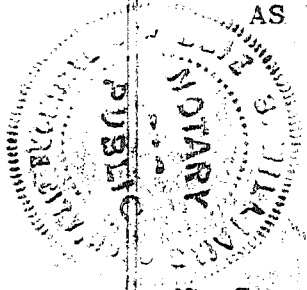
Theodore Cavacos
929 W. 36th ST.
Baltimore, Md. 21211

0798 033

STATE OF MARYLAND, BALTIMORE CITY, to wit:

I HEREBY CERTIFY, That on this 30th day of April in the year one thousand nine hundred and ninety-one before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, aforesaid, personally appeared SCOTT ALLEN COX, the grantor named in the above Deed, and he acknowledged the foregoing Deed to be his act.

AS WITNESS my hand and Notarial Seal.



Walter A. Williams
NOTARY PUBLIC

My Commission Expires: JUNE 1, 1995

I HEREBY CERTIFY that this deed has been drafted by or its preparation supervised by an attorney, this being the 30th day of April, 1991.

Theodore A. Cavacos
Theodore A. Cavacos

Return to:

THEODORE A. CAVACOS
929 W 36th STREET
BALTIMORE, MD 21211
467-6888

A RC/F 15.00
DEED 0 #
SM CLERK 15.00
#64723 0003 R01 109#57
05/23/91

JUN 16-71	2 7758#	****25.60
JUN 16-71	2 7758DB	****6.60
JUN 16-71	2 7757DE	****10.00
JUN 16-71	2 7756DE	****9.00

This Deed, Made this 15th day of

June

1971

in the year one thousand nine hundred and seventy-one, by and between DAVID C.

BORTLE and CATHERINE N. BORTLE, his wife, of Baltimore County,

State of Maryland----- of the first part, and

GERALD L. VERNON and SHIRLEY M. VERNON, his wife-----

of the second part.

Witnesseth, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations the receipt of which is hereby acknowledged

the said DAVID C. BORTLE and CATHERINE N. BORTLE, his wife

do hereby grant and convey unto the said GERALD L. VERNON and SHIRLEY M. VERNON, his wife, as Tenants by the Entireties, their assigns, and unto the survivor of them, his or her heirs and assigns -----

~~RECORDED COPY~~

in fee simple, all that lot(s) of ground, situate, lying and being in

Baltimore County, State of Maryland, and described as follows, that is to say:--

Beginning ~~from~~ at a point in the County Road known as Ruhl Road, the said point being in the third line of the deed from Francis Ryer to Frank S. Bisker, dated November 9, 1947, and recorded on January 5, 1949 in the Land Records of Baltimore County in Liber T.B.S. No. 1718 folio 391 etc., the said point being South 56 degrees West 166 feet from the beginning of the said line, and running thence with the said line and thereon South 56 degrees West 166.6 feet to a point; thence with the fourth line of the said deed and bearing thereon South 40 degrees East 200 feet to an iron pin; thence by a line of division through the land of Vincent Bisker North 58 degrees East 152 feet to an iron pin; thence by a second line of division and running along a 20 foot wide open way North 38-3/4 degrees West 205 feet to the place of beginning. Containing an area of 122 square perches.

BEING, the same lot of ground which by Deed dated December 18, 1964 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4404 folio 289 was granted and conveyed by Ruth A. Pearce, unmarried, to David C. Bortle and Catherine W. Bortle, his wife, the Grantors herein.

The right to the use of the aforesaid 20 foot wide open way was extinguished by virtue of a Quit Claim Deed dated November 5, 1970 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5144 folio 326 from David C. Bortle et al., to Vincent H. Bisker and wife.

Y110 848 JUN 16

30.00 MSC

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said GERALD L. VERNON and SHIRLEY M. VERNON, his wife, as Tenants by the Entireties, their assigns and unto the survivor of them, his or her

heirs and assigns,

in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors

TEST:

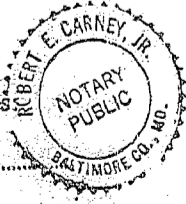
Robert E. Carney

David C. Bortle [SEAL]
David C. Bortle
Catherine N. Bortle [SEAL]
Catherine N. Bortle

State of Maryland, Baltimore County, to wit:
I HEREBY CERTIFY, That on this 15th day of June, 1971, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared David C. Bortle and Catherine N. Bortle

known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires *July 1, 1974*


Robert E. Carney Jr. Notary Public
Res'd for record JUN 16 1971 at *1156*
Per Orville T. Sosnell, Clerk
Mail to *Robert E. Carney Jr.*
Receipt No. *900*

C RC/F 16.00
E Lots 180.00
DEED ST. CLERK 225.00
#35511 C001 R02-111-01 09/03/89

This Deed, MADE THIS 28th day of July

in the year one thousand nine hundred and eighty-nine by and between

C. ALLEN RUHL, JR. and LINDA M. NUESSELE

of Baltimore County, Maryland

of the first part, and

C. ALLEN RUHL, JR. and MILLICENT JANE RUHL, his wife

of the second part.

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

WITNESSETH. That in consideration of the sum of Twenty-eight Thousand and 00/100 Dollars (\$28,000.00) and other good and valuable considerations this day paid, the receipt of which is hereby acknowledged,

the said C. ALLEN RUHL, JR. and LINDA M. NUESSELE

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE AR DATE 8-1-89

do es grant and convey to the said C. ALLEN RUHL, JR. and MILLICENT JANE RUHL, his wife, as tenants by the entireties, their assigns, the survivor of them and to the survivor's

personal representatives ~~and assigns~~ and assigns, in fee simple, all

those two lots of ground situate in the Sixth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

Parcel One

BEGINNING FOR THE SAME at an iron pin on the south side of a County Road, the said pin being at the first or North 13-3/4 degrees West 92 perches line of the deed from Francis Ryer to Frank S. Bisker, dated November 9, 1948, and recorded on January 5, 1949, among the Land Records of Baltimore County in Liber TBS No. 1718, folio 391, etc., and running thence with the second line of the said deed and bearing thereon South 41-1/2 degrees West 104 feet, thence with the third line of the said deed and bearing thereon South 56 degrees West 46 feet; thence by a line of division South 38-1/2 degrees East 210 feet to an iron pin; thence by a second line of division North 47-1/2 degrees East 50 feet to a point in the first line and bearing thereon North 13-3/4 degrees West 241 feet to the place of beginning. Containing an area of 20230 square feet, as surveyed on April 17, 1957, by A. P. Dise, Registered Engineer.

Parcel Two

BEGINNING AT AN IRON PIN set on the south side of Ruhl Road at the land of Harvey Masemore, the said pin being in the third line of the Deed from Francis Ryer to Frank S. Bisker, dated November 9, 1948, and recorded among the Land Records of Baltimore County in Liber TBS No. 1718, folio 391, etc., and the said pin being South 56 degrees West 46 feet from the beginning of the said line, and running thence with the said line and bearing thereon South 56 degrees West 100 feet to a point in the County Road; thence by a line of division through the land of Vircent Bisker and running along the east side of a 20 foot wide open way South 38-3/4 degrees East 206 feet to an iron pin; thence by a second line of division North 58 degrees East 100 feet to an iron pin; thence along the land of Harvey Masemore North 38-1/2 degrees West 210 feet to the place of beginning. Containing an area of 76.5 square perches.

BEING all and the same land which by Deed dated October 26, 1983 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. No. 6620, folio 710, was granted and conveyed by Einma E. Masemore, widow, a/k/a Emma E. Masimore, unto C. Allen Ruhl, Jr. and Linda M. Nuessle.

B 658*****81600:a 8018A

18
29
11

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 s of ground and premises to the said C. ALLEN RUHL, JR. and MILLICENT JANE RUHL, his wife, as tenants by the entireties, their assigns, the survivor of them and to the survivor's personal representatives ~~executors~~ and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand s and seal s of said grantor s.

Test:

[Handwritten signature]

C. Allen Ruhl, Jr. (SEAL)
C. Allen Ruhl, Jr.

Linda M. Nuessle (SEAL)
Linda M. Nuessle

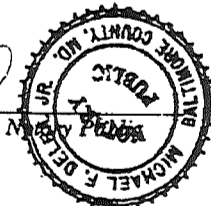
STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY, That on this 25th day of July, in the year one thousand nine hundred and eighty-nine, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared

C. ALLEN RUHL, JR. and LINDA M. NUESSE known to me (or satisfactorily proven) to be the person s whose name s are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Michael F. DeLoach



My Commission expires:

July 1, 1990

AFFIDAVIT OF OCCUPANCY

The undersigned, in accordance with the provisions of Section 13-203(B), Tax-Property Article of the Annotated Code of Maryland, do hereby certify and make oath in due form of law, as follows:

1) That the residence on the real property described in the Deed to which this Affidavit is attached will be occupied by the Grantees, C. Allen Ruhl, Jr. and Millicent Jane Ruhl, his wife.

C. Allen Ruhl, Jr. (SEAL)
C. Allen Ruhl, Jr.

Millicent Jane Ruhl (SEAL)
Millicent Jane Ruhl

SUBSCRIBED AND SWORN to before me, a Notary Public of the State of Maryland, on this 28th day of July, 1990.

Michael F. Delea, Jr.
Notary Public

My Commission Expires: July 1, 1992



DEED

FROM
C. ALLEN RUHL, JR. and
LINDA M. NUESSELE
TO
C. ALLEN RUHL, JR. and
MILlicENT JANE RUHL, his wife

Block No.
Received for Record,, 19.....
at o'clock ... M. Same day recorded
in Liber No. Folio &c.,
one of the Land Records of

....., and examined per
....., Clerk.
Cost of Record, \$

Law Office
MICHAEL F. DELEA, JR., P.A.
400 Allegheny Avenue
Towson, Maryland 21204

THE DAILY RECORD CO. BALTIMORE MD 21202