

Lawyers Trust Title Company
 File No. 13-93JCA
 Tax ID # (15) 15-18-000350 & (15) 20-00-005322

This Deed, made this 26th day of March, 2013, by and between **Roger G. Mowery** and **Jean Marie Mowery**, GRANTORS, and **Gregory V. Ottensmeyer, Sr.**, GRANTEE.

Witnesseth –

That in consideration of the sum of THREE HUNDRED THOUSAND DOLLARS 00/100 (\$300,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, as sole owner, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

Parcel 1 (Tax ID 15-158000350)

Beginning for the first at a point in the center of a 30 foot road now known as Edwards Avenue, at the distance of 251-80/100 feet measured in a northerly direction from the beginning of the second or north 16 degrees 27 minutes east 380 feet 8-1/2 inch line described in the Deed from Mildred H. Lips, unmarried, to Nevitt O. Edwards and Bertha V. Edwards, his wife, dated June 11, 1926 and recorded among the land records of Baltimore County in Liber W.P.C. No. 635, folio 171, thence running and binding on said centerline and on a part of the aforesaid line, north 16 degrees 27 minutes east 128-90/100 feet to the end of said line, thence running and binding on a part of the third line and along the center of a twelve foot road with the use thereof in common with others entitled thereto, south 71 degrees 30 minutes east 207-0/10 feet, thence running on a line parallel to the aforesaid centerline of the 30 foot road, south 16 degrees 27 minutes west 130-77/100 feet to a pipe now set, thence running north 70 degrees 58 minutes west 207-00/100 feet to the point of beginning. Containing 61/100 of an acre, more or less, according to a survey made by Roger C. Norris, Surveyor, on March 8, 1948. The improvements thereon being known as No. 3337 Edwards Lane.

BEING the same lot of ground described in a Quit Claim Deed dated November 23, 2004 and recorded among the Land Records of Baltimore County in Liber SM 21659 folio 552, was granted and conveyed by Roger G. Mowery unto Roger G. Mowery and Jean Marie Mowery, husband and wife.

Also being the same lot of ground described in a Deed dated October 17, 1997 and recorded among the Land Records of Baltimore County in Liber SM 12604 folio 206, was granted and conveyed by Bonnie Louise Mazzella DiBosco unto Roger G. Mowery.

Parcel 2 (Tax ID 15-2000005322)

Beginning for the second at a pipe at the beginning of the third line of a parcel of land which by a deed dated March 20, 1948 and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1647, folio 557, was conveyed by Nevitt O. Edwards and wife to Albert Milke, Jr. and wife said pipe being at the end of the third line of a parcel of land which by a deed dated March 20, 1948 and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1647 folio 554, was conveyed by Nevitt O. Edwards and wife to Glen P. Raddatz and wife, and running thence and binding reversely on said last mentioned third line North 16 degrees 27 minutes East 129.03 feet to intersect the third or South 71 degrees 30 minutes East 390 feet more or less line of the parcel of land which by deed dated June 11, 1926 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 635 folio 171 was conveyed by Mildred H. Lips, unmarried, to Nevitt O. Edwards and wife thence running with and binding on a part of said third line South 71 degrees 30 minutes East 266.00 feet to the waters of Armstrong Creek thence leaving said third line and binding on the waters of Armstrong Creek South 20 degrees 26 minutes 25 seconds West 129.50 feet and thence leaving said Creek and running for a line of division North 71 degrees 23 minutes 36 second West 257.00 feet to the place of beginning. Containing .7756 of an acre of land, more or less

BEING the same lot of ground described in a Deed dated September 1, 1985 and recorded among the Land Records of Baltimore County in Liber EHK Jr. 6996 folio 052, was granted and conveyed by Albert Milke Jr., et al, unto Glen P. Raddatz and Avis T. Raddatz, as tenants by the entireties. Avis T. Raddatz died on May 10, 1989.

In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

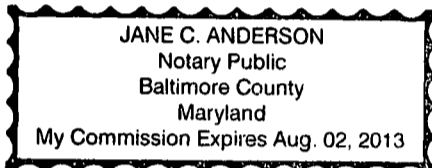
[Signature] (SEAL)
Roger G. Mowery

[Signature] (SEAL)
Jean Marie Mowery

STATE OF MARYLAND }
COUNTY OF BALTIMORE } ss

I hereby certify that on this 26th day of March, 2013, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Roger G. Mowery, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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



[Signature]
Notary Public
My Commission Expires: _____

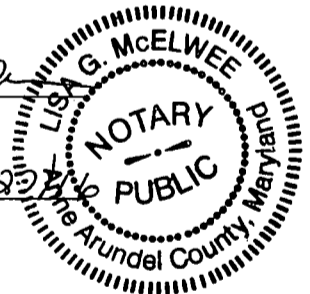
STATE OF MARYLAND
COUNTY OF ~~BALTIMORE~~:
Anne Arundel

I hereby certify that on this 25th day of March, 2013, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Jean Marie Mowery, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

[Signature]
Notary Public

My Commission Expires: 1/02/14



THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature] Lindsey Brooks, ESQ.
Attorney

AFTER RECORDING, PLEASE RETURN TO:
Gregory V. Ottensmeyer
3337 Edwards Lane
Middle River, MD 21220