

H-953:09/24/87:TP:949

THIS DEED made this 15th day of October, 1987, by and between \CHERRY HILL ROAD PARTNERSHIP, a Maryland general partnership, and \CENTRABANK, and \BARRY C. SHEEHAN, III and \HELEN M. SCHWARZ, TRUSTEES, Trustees under that certain Deed of Trust dated October 20, 1986, and recorded among the Land Records of Baltimore County, Maryland at Liber 7302, folio 365, herein the Grantors and parties of the first part, and \FRANKLIN MILLS TOWNHOUSE ASSOCIATION, INC., a Maryland corporation, Grantee and party of the second part.

WITNESSETH: That in consideration of the sum of Five and No/100ths (\$5.00) Dollars, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee, FRANKLIN MILLS TOWNHOUSE ASSOCIATION, INC., its successors and assigns forever in fee simple, all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as that certain parcel or lot of land containing 2.78 acres, more or less, and designated as "H.O.A. Open Space," as shown on that certain Plat entitled, "ROSCHEM PROPERTY, 4th Election District, Baltimore County, Maryland," which Plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K. Jr. 55, folio 42.

BEING a portion of that same property which by Deed dated October 20, 1986, and recorded among the Land Records of Baltimore County, Maryland at Liber 7302, folio 360, was granted and conveyed by Cherry Hill Limited Partnership, a Maryland limited partnership, unto Cherry Hill Road Partnership, the within-named Grantor.

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 of ground and premises to the said FRANKLIN MILLS TOWNHOUSE ASSOCIATION, INC., its successors and assigns forever in fee simple.

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

STATE DEPARTMENT OF ASSESSMENTS & TAXATION

KOP 10/27/87
DATE

1
AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE *KOP* DATE 10/27/87

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
Per *Alan J. Colburn*
Authorized Signature
Date 10-27-87 Sec. 11-65 A

CENTRABANK, and BARRY C. SHEEHAN, III and HELEN M. SCHWARZ join in the execution hereof to release the property herein conveyed from the lien, operation and effect of that certain Deed of Trust and Security Agreement dated October 20, 1986, and recorded among the Land Records of Baltimore County, Maryland in Liber 7302, folio 362.

WITNESS the hand and seal of the said Grantors.

TEST:

CHERRY HILL ROAD PARTNERSHIP,
a Maryland general partnership

BY: Crystal Hill Investments
Incorporated General Partner

Mary F. LeeHaven

By: Frederick W. Glassberg (SEAL)
Frederick W. Glassberg,
President

BY: General American Real Estate
Development, Inc.,
General Partner

Mary F. LeeHaven

By: Earl G. Glover (SEAL)
Earl G. Glover,
President

CENTRABANK

Barbara A. Bray

BY: Michael P. [Signature] (SEAL)
(Vice) President

Barbara A. Bray

Barry C. Sheehan III (SEAL)
BARRY C. SHEEHAN, III, TRUSTEE

Barbara A. Bray

Helen M. Schwarz (SEAL)
HELEN M. SCHWARZ, TRUSTEE

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY that on this 1st day of October, 1987, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared FREDERICK W. GLASSBERG, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who acknowledged himself to be the President of CRYSTAL HILL INVESTMENTS INCORPORATED (the "Corporation"), acting in its capacity as General Partner of CHERRY HILL ROAD PARTNERSHIP (the "Partnership"), and acknowledged that he, having the authority so to do, executed the same on the behalf of the Corporation, as such President, for the purposes therein contained and in my presence signed and sealed the same as such President of the Corporation acting in its capacity as General Partner of the Partnership.

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

MARGARET J. ATHEY
NOTARY PUBLIC
HOWARD COUNTY, MARYLAND

Margaret J. Athey
Notary Public

My Commission Expires: July 1, 1990

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY that on this 1st day of October, 1987, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared EARL G. GLOVER, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who acknowledged himself to be the President of GENERAL AMERICAN REAL ESTATE DEVELOPMENT, INC. (the "Corporation"), acting in its capacity as General Partner of CHERRY HILL ROAD PARTNERSHIP (the "Partnership"), and acknowledged that he, having the authority so to do, executed the same on the behalf of the Corporation, as such President, for the purposes therein contained and in my presence signed and sealed the same as such President of the Corporation acting in its capacity as General Partner of the Partnership.

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

MARGARET J. ATHEY
NOTARY PUBLIC
HOWARD COUNTY, MARYLAND

Margaret J. Athey
Notary Public

My Commission Expires: July 1, 1990

STATE OF MARYLAND, COUNTY OF Baltimore HOWARD, to wit:

I HEREBY CERTIFY that on this 28th day of September, 1987, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Michael P. Blump, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who acknowledged himself to be the Vice President of CENTRABANK (the "Corporation"), and acknowledged that he, having the authority so to do, executed the same on the behalf of the Corporation, as such Vice President, for the purposes therein contained and in my presence signed and sealed the same as such Vice President of the Corporation.

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

Barbara A. Bay
Notary Public

My Commission Expires: July 1, 1990

STATE OF MARYLAND, COUNTY OF Baltimore HOWARD, to wit:

I HEREBY CERTIFY that on this 28th day of September, 1987, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared BARRY C. SHEEHAN, III, TRUSTEE known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who acknowledged that he executed the same for the purposes therein contained and in the capacity therein stated.

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

Barbara A. Bay
Notary Public

My Commission Expires: July 1, 1990

STATE OF MARYLAND, COUNTY OF Baltimore HOWARD, to wit:

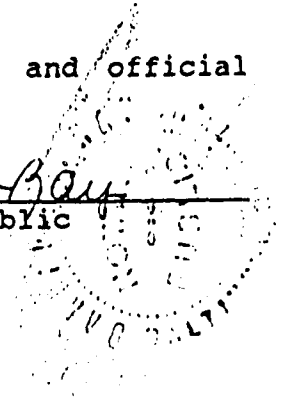
I HEREBY CERTIFY that on this 28th day of September, 1987, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared HELEN M. SCHWARZ, TRUSTEE, known

to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who acknowledged that she executed the same for the purposes therein contained and in the capacity therein stated.

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

Barbara A. Bay
Notary Public

My Commission Expires: July 1, 1990



C RC/F 25.00
NEED 0
SM CLERK 25.00

#25160 C001 R02 T10:2

10/30/8

*Attorney's Office
7920 McHorseugh Rd
Ste 202
Owens Mills 21117*