

DEED

THIS DEED, made this 1st day of December, 1978, by and between GENERAL SERVICE CORPORATION (formerly known as Colonial Corner Service Corporation), a body corporate, organized and existing under the laws of the State of Maryland, Grantor, of the first part and GLENMONT HOMEOWNERS ASSOCIATION, INC., a body corporate, organized and existing under the laws of the State of Maryland, Grantee, of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said GENERAL SERVICE CORPORATION does hereby grant and convey to the said GLENMONT HOMEOWNERS ASSOCIATIONS, INC., its successors and assigns, in fee simple, all those six (6) parcels of ground, situate, lying and being in Election District No. 6 of Howard County, State of Maryland, and more particularly described in Exhibit A attached hereto and made a part hereof.

BEING part of the land which, by Deed dated June 7, 1974, and recorded among the Land Records of Howard County in Liber CMP No. 685, folio 562, was granted and conveyed by Hazel Albers Duncan and Beverly Albers O'Neill unto the within Grantor.

TOGETHER with the buildings and improvements 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 parcels of ground and premises to the said GLENMONT HOMEOWNERS ASSOCIATION, INC., its successors and assigns, in fee simple.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or

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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.

IN WITNESS WHEREOF, the said GENERAL SERVICE CORPORATION has caused this Deed to be signed and sealed as of the date first above written.

ATTEST:

GENERAL SERVICE CORPORATION

William W. Simpson
William W. Simpson, Secretary

By: Robert E. Hecht (SEAL)
Robert E. Hecht, President

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 1st day of December, 1978, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared ROBERT E. HECHT, President of GENERAL SERVICE CORPORATION, a body corporate, who acknowledged the foregoing Deed to be the act and deed of said body corporate, and who further certified, under penalties of perjury, that there is no actual consideration paid or to be paid in connection with the conveyance set forth in the foregoing Deed.

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

My Commission expires:
July 1, 1982

Rita B. Downey
Notary Public

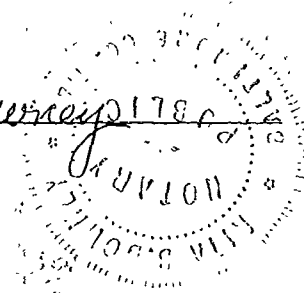


EXHIBIT ALEGAL DESCRIPTION OF PARCELS

Being six (6) parcels of land, five of which being ten (10) feet wide, and one of which being twenty (20) feet wide, as hereinafter described, in, through, over and across the property of the party of the first part acquired from Hazel Albers Duncan and Beverly Albers O'Neill by deed dated June 7, 1974 and recorded among the Land Records of Howard County, Maryland, in Liber 685 at Folio 562.

Beginning for the first parcel on the south side of Bellwart Way, fifty feet wide, and at the northeast corner of Lot 16, Block H, shown on Sheet 1 of 2, Section 1, Area 2, "Glenmont" recorded among the Land Records of Howard County as Plat 3972, running thence binding on said south side of Bellwart Way, (1) S 70° 37' 01" E 10.00 feet to the northwest corner of Lot 72, Block G, as shown on said plat, thence binding on the west line of said Lot 72, Block G, (2) S 19° 22' 59" W 160.00 feet, thence along a part of the south outline of the land shown on said plat, (3) N 70° 37' 01" W 10.00 feet to the southeast corner of the aforementioned Lot 16, Block H, and thence binding on the east line of said last mentioned lot, (4) N 19° 22' 59" E 160.00 feet to the place of beginning.

Containing 1600 square feet of land.

Beginning for the second parcel on the south side of Maryland Route No. 108 and at the northeast corner of Lot 30, Block F, shown on Sheet 1 of 2, Section 1, Area 2, "Glenmont" recorded among the Land Records of Howard County as Plat 3972, running thence binding on said south side of Maryland Route No. 108, (1) easterly, by a curve to the left with the radius of 1750.00 feet, the arc distance of 10.03 feet to the northwest corner of Lot 106, Block E, as shown on said plat, the

chord of said arc being S 74° 43' 30" E 10.03 feet, thence binding on the west lines of Lots 106 and 107 of said Block E, (2) S 19° 22' 59" W 282.62 feet, thence binding on the south line of said Lot 107, Block E, (3) S 70° 37' 01" E 203.28 feet to the west side of Five Fingers Way, as shown on said plat, thence binding thereon, (4) southeasterly, by a curve to the left with the radius of 50.00 feet, the arc distance of 11.58 feet, the chord of said arc being S 10° 38' 53" E 11.55 feet, thence binding on the north line of Lot 108, Block E, (5) N 70° 37' 01" W 209.06 feet, thence binding on the west lines of Lots 108 and 120 of said Block E, (6) S 19° 22' 59" W 288.14 feet to a point on the north side of Bellwart Way, fifty feet wide, shown on said plat, thence binding thereon, (7) N 70° 37' 01" W 10.00 feet, thence binding on the east lines of Lots 22 and 28, Block F, (8) N 19° 22' 59" E 288.14 feet, thence binding on the north line of said Lot 28, Block F, (9) N 70° 37' 01" W 199.43 feet to the east side of Candy Root Court, as shown on said plat, thence binding thereon, (10) northeasterly, by a curve to the left with the radius of 50.00 feet, the arc distance of 12.12 feet, the chord of said arc being N 53° 33' 19" E 12.09 feet, thence binding on the south line of Lot 29, Block F, (11) S 70° 37' 01" E 192.64 feet, and thence binding on the east lines of Lots 29 and 30 of said Block F, (12) N 19° 22' 59" E 281.90 feet to the place of beginning.

Containing 9821 square feet of land.

Beginning for the third parcel on the east side of Golden Sky Court and at the north outline of the land shown on the plat of Section 1, Area 3, "Glenmont" recorded among the Land Records of Howard County as Plat 3771, running thence binding on the north and east outline of said land two courses:

(1) N 84° 36' 33" E 102.56 feet, and (2) S 14° 36' 33" W 10.65 feet, thence binding on the north line of Lot 5,

Block A, shown on said plat, (3) S 84° 36' 33" W 99.91 feet to the east side of said Golden Sky Court, and thence binding thereon, (4) northerly, by a curve to the left with the radius of 50.00 feet, the arc distance of 10.07 feet to the place of beginning, the chord of said arc being N 00° 22' 39" E 10.05 feet.

Containing 1011 square feet of land.

Beginning for the fourth parcel on the west side of Long Sky Court and at the southernmost corner of Lot 64, Block G, shown on Sheet 2 of 2, Section 1, Area 2, "Glenmont" recorded among the Land Records of Howard County as Plat 3973, running thence binding on the west side of said Long Sky Court, (1) southwesterly, by a curve to the left with the radius of 50.00 feet, the arc distance of 10.03 feet, the chord of said arc being S 32° 16' 30" W 10.01 feet, thence binding on the northeast and north line of Lot 63 of said Block G, two courses: (2) N 55° 09' 52" W 183.58 feet, and (3) S 84° 36' 33" W 4.30 feet to a point on the northwest outline of the land shown on said plat, thence binding on the northwest and northeast outline of said land three courses: (4) N 14° 43' 20" E 10.65 feet, (5) N 35° 31' 58" E 158.30 feet, and (6) S 70° 37' 01" E 155.33 feet, thence binding on the northeast lines of Lots 66 and 65 of said Block G two courses: (7) S 19° 22' 59" W 10.00 feet, and (8) N 70° 37' 01" W 147.81 feet, thence binding on the northwest lines of Lots 65 and 64 of said Block G, (9) S 35° 31' 58" W 147.89 feet, and thence binding on the southwest line of said Lot 64, Block G, (10) S 55° 09' 52" E 180.04 feet to the place of beginning.

Containing 4930 square feet of land.

Beginning for the fifth parcel on the southwest side of Winter Moss Court and at the easternmost corner of Lot 50, Block G, shown on Sheet 2 of 2, Section 1, Area 2, "Glenmont" recorded among the Land Records of Howard County as Plat 3973, running thence binding on said southwest side of Winter Moss Court two courses: (1) southeasterly, by a curve to the left with the radius of 50.00 feet, the arc distance of 5.01 feet, the chord of said arc being S 67° 44' 51" E 5.01 feet, and (2) S 70° 37' 01" E 5.00 feet, thence binding on the northwest line of Lot 49 of said Block G, (3) S 19° 22' 59" W 163.67 feet, thence to and along a part of the westernmost outline of the land shown on said plat two courses: (4) N 72° 03' 13" W 227.45 feet, and (5) binding also on the east side of Summer Hollow Lane, sixty feet wide, northerly, by a curve to the left with the radius of 855.00 feet, the arc distance of 10.71 feet, the chord of said arc being N 02° 56' 25" W 10.71 feet, thence binding on the southwest lines of Lots 52, 51 and 50 of said Block G, (6) S 72° 03' 13" E 221.51 feet, and thence binding on the southeast line of said Lot 50, Block G, (7) N 19° 22' 59" E 154.17 feet to the place of beginning.

Containing 3833 square feet of land.

Beginning for the sixth parcel on the southwest side of Broken Timber Way, fifty feet wide, and on the northernmost outline of the land shown on the plat of Section 1, Area 4, "Glenmont" recorded among the Land Records of Howard County as Plat 4064, at its intersection with the center line of the twenty foot right of way for a sewer granted by Hazel Albers Duncan and others to Howard County, Maryland, by Deed and

Agreement dated February 26, 1970 and recorded among said Land Records in Liber 528, page 156, running thence binding on said southwest side of Broken Timber Way and on a part of the northernmost outline of the land shown on said plat, (1) southeasterly, by a curve to the left with the radius of 392.00 feet, the arc distance of 28.76 feet, the chord of said arc being S 53° 12' 28" E 28.76 feet, thence binding on the north lines of Lots 6, 7, and 8, Block C, shown on said plat, two courses: (2) S 82° 43' 32" W 336.02 feet, and (3) N 69° 59' 44" W 120.46 feet, thence binding on the westernmost outline of the land shown on said plat, (4) N 00° 07' 35" W 21.30 feet, thence running along the center line of the aforementioned twenty foot right of way for a sewer two courses: (5) S 69° 59' 44" E 122.94 feet, and (6) N 82° 43' 32" E 310.51 feet to the place of beginning.

Containing 8894 square feet of land.

Wenborg & Green, Esqs