

COBBLESTONEDEED TO RECREATION AND
OPEN SPACE AREAS

THIS DEED, made this 17th day of May, 2006, from COBBLESTONE PROPERTIES, INC., a Maryland corporation (the "Grantor") to COBBLESTONE PROPERTY OWNERS ASSOCIATION, INC., a Maryland non-stock corporation (the "Grantee").

WHEREAS, the Grantor is the developer of the property comprising the "Cobblestone" residential subdivision (the "Subdivision") which exists by virtue of the recordation of certain Plats among the Plat Records of Anne Arundel County; and,

WHEREAS, the Grantee is a not-for-profit, non-stock corporation, incorporated for the purpose of providing for the maintenance, preservation and architectural control of the residential lots and common areas within the Subdivision; and,

WHEREAS, the Grantor intends to convey to the Grantee the property described herein, being the recreational lands and open space in the Subdivision, in compliance with the Grantor's obligations under Article 17, Subtitle 3-506(e) of the Anne Arundel County Code.

NOW, THEREFORE, for no monetary consideration but for good and valuable consideration, including the Grantor's compliance with Article 17, Subtitle 3-506(e) of the Anne Arundel County Code, the Grantor grants, conveys and assigns to the Grantee, its successors and assigns, in fee simple, those lots of ground, situate in Anne Arundel County, Maryland and described on Exhibit A attached hereto and incorporated herein by reference.

BEING part of that land which was conveyed to the Grantor by a Deed from William H. Klug, Olive L. Klug, Diana L. Hissey and Frances E. Huestis, dated September 1, 2005 and recorded among the Land Records of Anne Arundel County in Liber 16867, folio 347, *et seq.*

TOGETHER with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

TO HAVE AND TO HOLD the property hereby conveyed to the Grantee, its successors and assigns, in fee simple forever; subject, however, to all matters of record, including the Declaration of Covenants, Conditions, Restrictions and Easements recorded with respect to the Subdivision and any matter appearing on the aforescribed Plats.

MD-TAXES PAID
CONTROLLED
FAX DIVISIO.
2006 JUL - 5 P 12.04
RECORDED FOR A.A. COUNTY

40

WITNESS the execution hereof on behalf of the Grantor by its duly authorized President:

WITNESS:

COBBLESTONE PROPERTIES, INC.,
a Maryland corporation

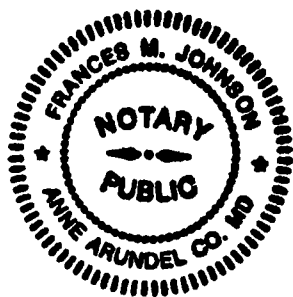
[Signature]

By: *[Signature]* (SEAL)
Gary W. Koch, President

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, TO WIT:

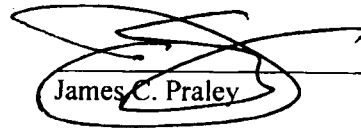
I HEREBY CERTIFY that on this 17th day of May, 2006, before me, a Notary Public of the State of Maryland, personally appeared GARY W. KOCH, personally known to me (or satisfactorily proven), who acknowledged himself to be the President of COBBLESTONE PROPERTIES, INC., a Maryland corporation (the "Corporation"), and that he, as such Officer, being authorized to do so, executed the foregoing instrument on behalf of the Corporation, for the purposes therein contained, by signing the name of the Corporation by himself as President.

WITNESS my hand and Notarial Seal.



Frances M. Johnson
Notary Public
My Commission Expires: 5-1-2009

I HEREBY CERTIFY that this instrument was prepared by or under the supervision of the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.


James C. Praley

After recordation, please return to:

James C. Praley, Esquire
Lessans, Praley & McCormick, P.A.
7419 Baltimore-Annapolis Blvd.
Post Office Box 1330
Glen Burnie, Maryland 21060

G:\GWL\Cobble Stone\Rec. Deed - Cobble Stone [5.15.06]

EXHIBIT A

Description of Property

BEING that parcel of ground designated as "Recreation Area – 43,108.95 Sq. Ft. - 0.99 Ac." As shown on the Plat entitled "Plat Two of Three – Cobblestone – 43 Single Family Lots", which Plat recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 271, Page 49.

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: ANNE ARUNDEL

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached.)																																																																					
	☒ Deed ☐ Mortgage ☐ Other _____																																																																						
	☐ Deed of Trust ☐ Lease ☐ _____																																																																						
2	Conveyance Type Check Box	☐ Improved Sale ☐ Unimproved Sale ☐ Multiple Accounts ☐ Not an Arms-Length Sale [9]																																																																					
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Space Reserved for County Validation

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

Space Reserved for Circuit Court Clerk Recording Validation