

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, MARY WARD PINDLE CONAWAY, the undersigned, for purposes of being assisted in the management of my personal and financial affairs, hereby make, constitute and appoint MONICAL K. PINDLE of Baltimore, Maryland, as my true, lawful attorney-in-fact for me and in my name, place, and stead, giving unto the said MONICA K. PINDLE full power to do and perform all and every act that I may lawfully do through an attorney-in-fact and every proper power necessary to carry out the purposes for which this power is granted. This Power shall include, but not be limited to, the power to:

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1. Lease, exchange, sell (at public or private sale), assign, convey, pledge, mortgage, hypothecate or otherwise dispose of my real property (including any fixtures and equipment) located at 3727 Gibbons Avenue and 6810 Cross Country Boulevard, Baltimore, Maryland (the "Real Property" ), and is improved by a dwelling and any interest or interests therein; to partition, subdivide or enter upon the Real Property; and otherwise to deal with the Real property or the proceeds therefrom as fully and completely as I could do, such as (by way of example and not in limitation):

A. To negotiate, make, execute and deliver any and all contracts, leases, deeds, mortgages, assignments, bills of sale, receipts, releases or other discharges and nay and all other written instruments in my name which may be necessary or desirable in connection with the foregoing powers and all of these hereinafter set forth.

2. To ask, demand, sue for, collect recover and receive all sums of money, rents, debts, accounts, choses in action, and demands as are now or shall hereafter become due, owing, payable or belonging to me with respect to the Real Property and to make, execute and deliver receipts, releases or other discharges and bills of sale therefore; to endorse generally or specially, collect and deposit in my name or in the name of my Attorney in any bank, savings and loan association or other financial institution any and all monies and any and all checks, notes or other instruments for the payment of money, payable to my order, collected and received by me or my Attorney with respect to the Real Property; to commence, prosecute, or enforce or to defend, answer to oppose all actions, suits, legal proceedings and tax claims with

respect to the Real Property in which I am now or may become engaged or interested, and to compromise, refer to arbitration, or submit to judgment in any action or proceedings.

3. To engage, employ, supervise, compensate, dismiss and discharge such attorneys-at-law, accountants, aides, agents, servants, employees or other persons in connection with the Real Property or otherwise with respect to the performance of the powers herein conferred as my Attorney shall deem necessary or advisable.

4. Without limiting or restricting any of the provisions hereinabove set forth, to make, execute and acknowledge all instruments, contracts, leases, deeds, assignments, bills of sale, orders, writings, notes, warranties, assurances and papers which may be requisite or proper to carry out, perform and effectuate any of the foregoing powers; to do, execute and perform any other acts that my Attorney shall deem necessary or expedient to carry out such power; and generally to act for me and do whatsoever other thing that is necessary or proper in all matters affecting the Real Property until this instrument is revoked.

This power may be terminated at any time, upon my written notification to my attorney-in-fact.

This power shall remain in full force and effect until the same is revoked by me in writing; and it shall not be rendered inoperative or otherwise affected, by any illness or incapacity suffered by me subsequent to the date hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8<sup>th</sup> Day of March 1999.

TEST:

John A. Bryant

Mary W. Conaway (SEAL)  
MARY WARD PINDLE CONAWAY

STATE OF MARYLAND, BALTIMORE CITY/COUNTY, TO WIT:

I HEREBY CERTIFY that on this 8<sup>th</sup> day of March 1999,  
before the subscriber, a Notary Public in and for the State and City/County aforesaid,  
personally appeared Mary H. Conaway the Grantor named in the foregoing  
Power of Attorney, and did certify and acknowledge the same to be here act and  
deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial  
Seal.

Margaret H. Stichel  
NOTARY PUBLIC

MARGARET H. STICHEL

My Commission Expires: January 1, 2003

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Return to:  
Mary W. Conway  
6810 Cross Country Blvd.  
Baltimore, Md. 21215

RECORDING FEE 29.00  
TOTAL 29.00  
Rec'd 02/25 00:01  
FMC RD 00:01  
Feb 25, 2000 11:47 AM

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