

THIS DEED, made this 13th day of January, 1995, by and between FOXHALL FARM JOINT VENTURE, A Maryland General Partnership, Party of the first part; and KWEISI MFUME, Grantee, party of the second part.

WITNESSETH, that in consideration of the sum of \$ 354,070.00 the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said parties of the second part, as Sole Owner, his

personal representatives, heirs and assigns, in fee simple, all that lot of ground situate in the First Election District of Baltimore County, Maryland, and described as follows:

BEING KNOWN AND DESIGNATED as Lot Numbered 43 , Block Lettered "A", as shown on a Subdivision Plat entitled, "2nd Amended PLAT 3 OF 4, SECTION 1, 'FOXHALL FARM' (SM62, folio 125), Baltimore County, Maryland, Election District No. 1", which Plat is duly recorded among the Land Records of Baltimore County, Maryland in Plat Book 64, folio 77. The improvements thereon being known as 6 Bull Branch Court, Catonsville, Maryland 21228.

BEING ALSO a portion of that Property which by Deed dated October 18, 1988 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 8009, Folio 030 was granted and conveyed by Robert F. Healy and Adelaide L. Healy unto the said Foxhall Farm Joint Venture, A Maryland General Partnership, the Grantor herein.

NOTICE TO TITLE EXAMINERS: Capital Homes, Inc., a Maryland corporation, original Managing General Partner of Foxhall Farm Joint Venture, changed the name of the corporation to Capital Homes, Maryland, Inc. pursuant to Articles of Amendment dated November 10, 1988 and recorded among the Charter Records of the State Department of Assessments and Taxation at Roll 249, page 2063. Trafalgar House Real Estate, Inc., a Delaware corporation, became the successor to Capital Homes Maryland, Inc., by virtue of the merger of Capital Homes Maryland, Inc., Capital Homes Virginia, Inc., and Trafalgar House Residential, Inc. on May 25, 1990, Articles of Merger having been duly recorded among the Charter Records of the State Department of Assessments and Taxation at Roll F3075, folio 325, and among the requisite offices of the Commonwealth of Virginia, the State of Texas and the State of Delaware, respectively. The effect of those merger instruments was, inter alia, to change the name of Trafalgar House Real Estate, Inc. to TRAFALGAR HOUSE PROPERTY, INC, now the Managing General Partner of Foxhall Farm Joint Venture.

THIS IS TO CERTIFY THE WITHIN INSTRUMENT WAS PREPARED UNDER THE SUPERVISION OF AN ATTORNEY DULY ADMITTED TO PRACTICE UNDER THE COURT OF APPEALS OF MARYLAND.

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE

SIGNATURE *JR* DATE 1/30/95

*Alex Joseph Cservek*  
Alex Joseph Cservek

Title Insurer: Stewart Title Guaranty Company.  
Parcel I.D.: 21-00-014110

*After recording mail to:*  
*Kweisi Mfume*  
*6 Bull Branch Ct.*  
*Catonsville, MD 21228*

RECEIVED FOR TRANSFER  
Department of  
Assessments & Taxation  
for Baltimore County  
*JR* 1/30/95  
Date

02A02M0157L1R1X  
BA C011:22AM01/26/95

\$5,665.12

SUBJECT to restrictions, easements, declarations, and covenants of record.

TOGETHER with the buildings and improvements thereon erected, made or being; and the rights, alleys, ways, waters, privileges, appurtenances, and advantages to the same belonging or in any wise appertaining.

TO HAVE AND TO HOLD said lot of ground and premises above described and mentioned and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, as Sole Owner, his personal representatives, heirs 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 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.

WITNESS the same and seal of said Foxhall Farm Joint Venture, A Maryland General Partnership, by its Managing General Partner, Trafalgar House Property, Inc., a Delaware Corporation, by the signature of BROOKS R. PALMER, as Attorney-in-Fact for said Corporation, who is also a duly authorized officer of Trafalgar House Residential, Maryland, an operating division of Trafalgar House Property, Inc.

WITNESS:

FOXHALL FARM JOINT VENTURE  
A Maryland General  
Partnership,

BY: TRAFALGAR HOUSE  
PROPERTY, INC.  
a Delaware Corporation,  
its Managing General Partner,

*Alex Joseph Cener*

By: *[Signature]*  
BROOKS R. PALMER  
Attorney-in-Fact

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

I HEREBY CERTIFY, that on this *13<sup>th</sup>* day of *January* 1995, before me, the subscriber a Notary Public of the State aforesaid, personally appeared BROOKS R. PALMER, Attorney-in-Fact, as aforesaid, and acknowledged the foregoing Deed to be the act of TRAFALGAR HOUSE PROPERTY, INC., as Managing General Partner of FOXHALL FARM JOINT VENTURE, and as such Attorney-in-Fact does also hereby certify that this conveyance is not a part of a transaction effecting a sale, lease, exchange or other transfer of all or substantially all of the property and assets of any Corporation who is a Partner of the Grantor herein.

AS WITNESS my hand and official seal.

*[Signature]*  
Notary Public

My Commission Expires:

DAWN M. ASHBY  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires March 8, 1998

AFFIDAVIT

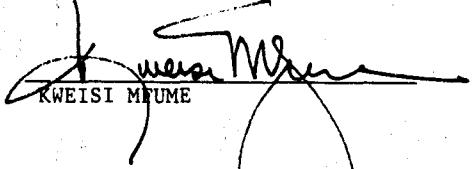
KWEISI MFUME  
in the Deed dated January 13, 1995  
JOINT VENTURE, A Maryland General Partnership, hereby certify  
under the penalties of perjury, that the land conveyed in said  
Deed, known as 6 Bull Branch Court, Catonsville, Maryland 21228

Grantee(s),  
from FOXHALL FARM

is residentially improved, owner occupied  
real property and that the residence thereon will be occupied  
by me/us.

As Witness our hands and seals this 13th day of  
January, 1995.

(SEAL)

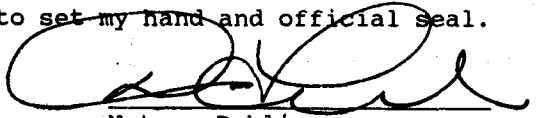
  
KWEISI MFUME

(SEAL)

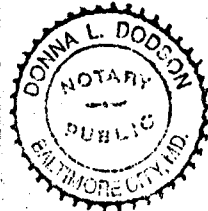
STATE OF MARYLAND, COUNTY OF *Baltimore* to wit:

I HEREBY CERTIFY, that on this 13th day of January,  
1995, before me, the subscriber, a Notary Public of the State  
aforesaid personally appeared  
KWEISI MFUME  
known to me (or satisfactorily proven) to be the person(s)  
whose name(s) is/are subscribed to the within Affidavit, and  
having been duly sworn, executed the same in my presence.

In Witness Whereof, I hereunto set my hand and official seal.

  
Notary Public

My Commission Expires: *6-1-96*



State of Maryland Land Instrument Intake Sheet  
County: Baltimore

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation only.

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

1 Type(s) of Instruments

Multiple instruments of the same transaction should be numbered to correspond with Sections 2, 6, 7, and 8. Number documents in the order to be recorded.  
 Check Box if Addendum Intake Form is Attached.  
 Deed  Lease  Other  
 Deed of Trust  Contract  
 Mortgage  Land Installment Cont.

2 Consideration and Fees

Consideration Amount/Recordation Fees  
Consideration, Including Assumed Indebtedness \$ 354,070.00 Doc. 1 \$ 300,950.00 Doc. 2  
Recording Charge \$ 20.00 \$ 20.00  
Surcharge \$ 5.00 \$ 5.00  
State Recordation Tax \$ 172.50  
State Transfer Tax \$ 1625.35  
County Transfer Tax (if Applicable) \$ 5,165.12  
Other \$  
Total Fees \$ 9,082.78 \$ 25.00

Space Reserved for Circuit Court Clerk Recording Validation

IMP FD SURE \$ 5.00  
RECORDING FEE 20.00  
RECORDATION T 1,772.50  
TR TAX STATE 1,625.35  
TOTAL 3,417.85  
Reg# BAB1 Rec# 2202  
SM LL BIK # 2668  
Jan 30, 1995 05:35 AM

3 Exemptions (if Applicable)  
Cite or Explain Authority

Recordation Tax Exemption:  
State Transfer Tax Exemption:  
County Transfer Tax Exemption:

4 Contact/Mail Information

Instrument Submitted By or Contact Person  
Name: THE FOUNTAINHEAD TITLE GROUP  
Firm: Corporate Accounts Division  
Address: 6310 Stevens Forest Rd. #100  
Columbia, MD 21046  
Phone:

Return Instrument To (Check Applicable Box Below or Provide Appropriate Address)  
 Return to Contact Person as Provided Above  Hold for Pick Up  Address Provided on Instrument  
Name:  
Address:

5 Description of Property  
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District: 21-00-014110 Grantor Liber/Folio: 9009/030 Map: Parcel No.: Var. LOG: (5)  
Subdivision Name: Foxhall Farm Lot (3a): 43 Block (3b): A Sect/AR(3c): 64/77 Sq.Ft./Acreage (4):  
Location/Address of Property Being Conveyed (2): 6 Bull Branch Ct., Catonsville, MD 21228  
Partial Conveyance?  Yes  No Description/Amt. of Sq.Ft./Acreage Transferred:

6 Transferred From

Doc. 1 - Grantor(s) Name(s): Foxhall Farm Joint Venture  
Doc. 2 - Grantor(s) Name(s):  
Doc. 1 - Owner(s) of Record, if Different from Grantor(s):  
Doc. 2 - Owner(s) of Record, if Different from Grantor(s):

7 Transferred To

Doc. 1 - Grantee(s) Name(s): Kweisi Mfume  
Doc. 2 - Grantee(s) Name(s):

8 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional):  
Doc. 2 - Additional Names to be Indexed (Optional):

9 Special Instructions

Special Recording Instructions (if any):

10 Conveyance Type

Check Box  Private Sale with Improvements [1]  Private Sale Unimproved [2]  Multiple Accounts/Property [3]  All Other [9]

11 Assessment Information

IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER  
 Yes  No Will the property being conveyed be the grantee's principal residence?  
 Yes  No Does transfer include personal property? If yes, identify:  
 Yes  No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).  
New Owner's (Grantee) Mailing Address:

Assessment Use Only - Do Not Write Below This Line

<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	Whole	Part	<input type="checkbox"/> Tran. Process Verification
Transfer Number: 19	Date Received: 19	Deed Reference:	Assigned Property No.:	
Year	Land	Geo. Zoning Use	Map Grid Parcel Ex. St.	Sub Plat Section Ex. Cd.
Buildings	Total	Town Cd.		Block Lot Occ. Cd.