

Lake Forest Estates Community Association, Inc.

Community Code No. 1

Common Areas Deed

NO TITLE EXAMINATION  
NO CONSIDERATION

BOOK 4 5 6 1 PAGE 0 0 2 5 1

Carroll County Commissioners'  
RECORDS TAX  
AMT: 250.00  
DATE: 8-26-05  
INITIALS: *gj*

COMMON AREAS DEED

694130 CARROLL CO

THIS COMMON AREAS DEED (this "Deed") is made this 10th of August, 2005, by LAKE FOREST LLC, a Maryland limited liability company (the "Developer"), and LAKE FOREST HOMEOWNERS ASSOCIATION, INC., a Maryland nonstock corporation ("the Association").

WITNESSETH, THAT IN CONSIDERATION of the premises (the actual consideration paid or to be paid for the within conveyance being \$0.00), and for other consideration, the receipt and adequacy of which are hereby acknowledged, the Developer hereby grants and conveys unto the Association, and its successors and assigns, in fee simple, all of that land in Carroll County, Maryland, which is described in Exhibit A hereto,

TOGETHER WITH any and all improvements thereon and any and all rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in any way appertaining (all of which land, improvements and appurtenances are referred to collectively as "the Property"),

TO HAVE AND TO HOLD the Property unto and to the proper use and benefit of the Association and its successors and assigns, in fee simple, subject to the operation and effect of any and all instruments and matters of record.

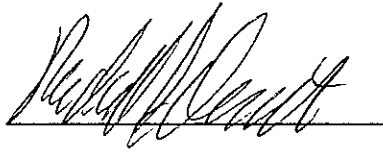
WITHOUT LIMITING THE GENERALITY of the foregoing provisions of this Common Area Deed, the Developer and the Association hereby acknowledge to and agree with each other, for themselves and their respective heirs, personal representatives, successors and assigns, that (1) the title to the Property being conveyed to the Association by this Deed is encumbered by, and is being conveyed subject to, that certain Declaration of Covenants, Conditions and Restrictions (hereinafter, as amended, referred to as "the Declaration") dated January 15, 2004, and recorded among the Land Records of Carroll County, Maryland, in Liber 3836, folio 367 et seq., as the same may be amended from time to time, made by the Developer; (2) the Declaration constitutes, and has been so recorded as part of, a general plan or scheme of development and use for all of that real property in Carroll County which is hereinafter referred to as "the Community", as from time to time constituted, including the Property (but not for any real property not within the Community, as from time to time constituted); (3) the provisions of the Declaration are and shall be covenants which run with, bind on, benefit and burden the title to both the Property, the Common Areas and the rest of the Community, as fully as if such provisions were set forth at length in this Common Areas Deed (and for that purpose such provisions are hereby incorporated herein by reference); (4) the Property is part of the "Common Areas", as that term is defined therein; and (5) the Developer and the Association shall, by their execution and delivery of this Common Areas Deed, be bound by the Declaration (including, but not limited to, the provisions thereof requiring the Association and its successors and assigns as owner of the Property to use it in accordance with the Declaration).

THE DEVELOPER HEREBY COVENANTS that it will warrant specially the title to the Property which is hereby granted, and will execute such further assurances thereof as may be requisite, subject to the operation and effect of any and all instruments and matters of record or in fact on the date on which this Common Areas Deed is recorded among the Land Records of Carroll County.

IN WITNESS WHEREOF each party hereto has executed and ensealed this Deed or caused

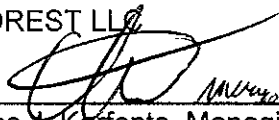
it to be executed and ensealed on its behalf by its duly authorized representatives, the day and year first above written.

WITNESS/ATTEST:



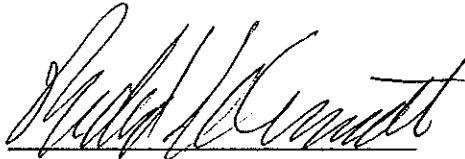
DEVELOPER:

LAKE FOREST LLC

By:  (SEAL)  
Charles J. Karfonta, Managing Member

ASSOCIATION:

LAKE FOREST HOMEOWNERS  
ASSOCIATION, INC.

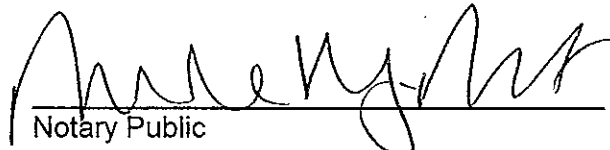


 (SEAL)  
Jason P. Karfonta, President

STATE OF Maryland, CITY/COUNTY OF Howard, TO WIT:

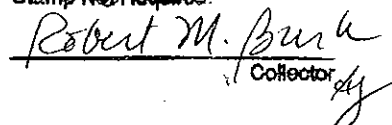
I HEREBY CERTIFY that on this 9<sup>th</sup> day of August, 2005, before, me, the subscriber, a Notary Public of the State of Maryland, personally appeared, Charles J. Karfonta, Managing Member of LAKE FOREST LLC, Declarant named in the foregoing Deed, and who, being authorized to do so, in my presence, signed and sealed the same and acknowledged the same to be the act and deed of the Developer.

AS WITNESS my hand and seal.

  
Notary Public

My Commission Expires: March 1, 2009

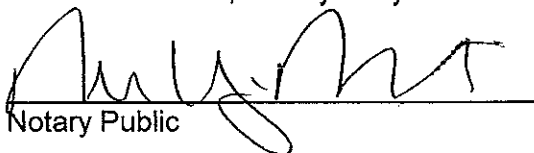
DEED Exhibited this 26 Day  
of Aug 2005 Tax  
Stamp Not Required.

  
Collector

STATE OF MARYLAND: COUNTY OF Howard: TO WIT:

I HEREBY CERTIFY that on this 9<sup>th</sup> day of August, 2005, before me, a Notary Public for the State and County aforesaid, Maryland, personally appeared Jason P. Karfonta, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he is the President of LAKE FOREST HOMEOWNERS ASSOCIATION, INC., a Maryland nonstock corporation and the entity named therein as "the Association"; that he has been duly authorized to execute, and has executed, such instrument on its behalf for the purposes therein set forth, and that the same is its act and deed.

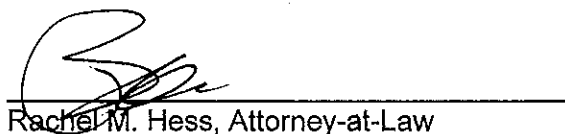
IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

  
Notary Public

My commission expires on March 1, 2009

#### ATTORNEY CERTIFICATION

THE UNDERSIGNED, an attorney admitted to practice before the Court of Appeals of Maryland, hereby certifies that the above instrument was prepared by me or under my supervision.

  
Rachel M. Hess, Attorney-at-Law

COMMON AREAS DEED

EXHIBIT A

Description of the Common Areas

All of that real property situate and lying in the 4th Election District of Carroll County, Maryland and more fully described as follows:

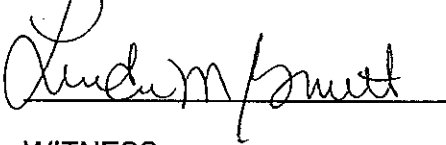
Common Areas: Those areas depicted as, "Parcel B," "Parcel D," "Parcel E," "Parcel F," "Parcel G," "Parcel H," "Parcel J," "Parcel L" and "Parcel M" as well as the areas depicted as "Sign Easement", all shown on the plats entitled, "LAKE FOREST ESTATES" recorded among the Land Records of the County in Plat Book LWS 47, at Page 163 through and including 173.

**CONSENT AND AGREEMENT OF TRUSTEES AND BENEFICIARY**

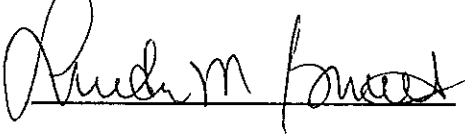
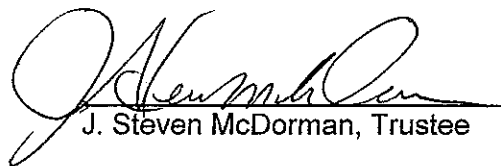
Stuart C. Resnick and J. Steven McDorman, Trustees, and Richard J. McDemmitt, who are, respectively, the Trustees and the Beneficiary under that certain Wrap Around Indemnity Deed of Trust and Security Agreement dated January 6, 2004 and recorded among the Land Records of Carroll County, Maryland, prior to the date hereof (the "Deed of Trust"), hereby join in the foregoing Deed for the express purposes of (1) conveying to LAKE FOREST HOMEOWNERS ASSOCIATION, INC., a Maryland nonstock corporation, all of its right, title and interest under the said Deed of Trust in and to the real property described in Exhibit A to such Common Areas Deed, and (2) thereby releasing from the lien, operation and effect of such Deed of Trust all of its said right, title and interest in and to the said real property, so that such real property is now and hereafter shall be free and clear of the lien, operation and effect of the Deed of Trust as if it had never been subject thereto, but without altering or impairing the lien, operation and effect of the Deed of Trust as to the rest of the real property not subject thereto. Nothing in this Joinder and Release by Beneficiary and Trustees shall be deemed in any way to create between the Developer and the undersigned any relationship of partnership or joint venture, or to impose on the undersigned liability, duty or obligation whatsoever.

IN WITNESS WHEREOF, each of the said Trustees and Beneficiary has executed and sealed this Consent and Agreement of Trustees and Beneficiary or caused it to be executed and sealed on its behalf by its duly authorized representatives, this 10 day of AUGUST.

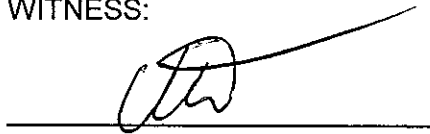
WITNESS:

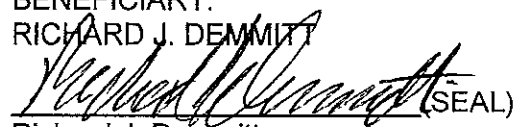

 (SEAL)  
 Stuart C. Resnick, Trustee

WITNESS:


 (SEAL)  
 J. Steven McDorman, Trustee

WITNESS:

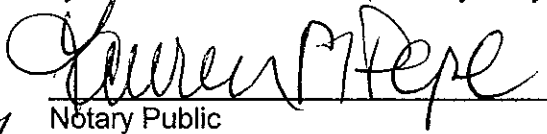


 BENEFICIARY:  
 RICHARD J. DEMMITT  
 (SEAL)  
 Richard J. Demmitt

STATE OF MARYLAND: COUNTY OF HOWARD: TO WIT:

I HEREBY CERTIFY that on this 10<sup>TH</sup> day of AUGUST 2005, before me, a Notary Public for the state aforesaid, personally appeared Stuart C. Resnick, Trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he has executed it as Trustee for the purposes therein set forth, and that it is his act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

  
Notary Public

My commission expires on 3-7-07

STATE OF Maryland: COUNTY OF Howard: TO WIT:

I HEREBY CERTIFY that on this 10 day of August 2005, before me, a Notary Public for the state aforesaid, personally appeared J. Steven McDorman, Trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he has executed it as Trustee for the purposes therein set forth, and that it is his act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

BRIAN J. RESNICK  
NOTARY PUBLIC STATE OF MARYLAND  
HOWARD COUNTY  
MY COMMISSION EXPIRES 11/30/2005

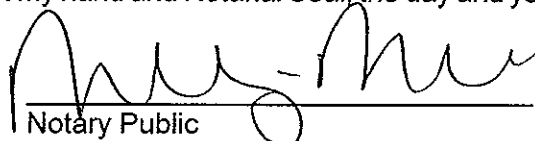
  
Notary Public

My commission expires on \_\_\_\_\_

STATE OF Maryland: COUNTY OF Howard: TO WIT:

I HEREBY CERTIFY that on this 9<sup>th</sup> day of August 2005, before me, a Notary Public for the state aforesaid, personally appeared Richard J. Demmitt, Beneficiary, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he has executed it as Trustee for the purposes therein set forth, and that it is his act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

  
Notary Public

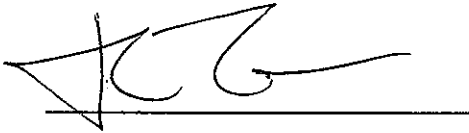
My commission expires on March 1, 2009

**CONSENT AND AGREEMENT OF TRUSTEES AND BENEFICIARY**

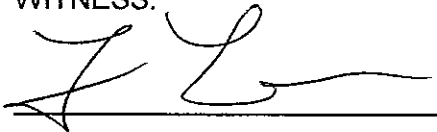
Elizabeth M. Wright and Jeffrey M. Aleshire, Trustees, and Susquehanna Bank, who are, respectively, the Trustees and the Beneficiary under that certain Indemnity Deed of Trust, Assignment and Security Agreement dated December 17, 2003 and recorded among the Land Records of Carroll County, Maryland, in Liber 3790, folio 413 et seq. (the "Deed of Trust"), hereby join in the foregoing Deed for the express purposes of (1) conveying to LAKE FOREST HOMEOWNERS ASSOCIATION, INC., a Maryland nonstock corporation, all of its right, title and interest under the said Deed of Trust in and to the real property described in Exhibit A to such Common Areas Deed, and (2) thereby releasing from the lien, operation and effect of such Deed of Trust all of its said right, title and interest in and to the said real property, so that such real property is now and hereafter shall be free and clear of the lien, operation and effect of the Deed of Trust as if it had never been subject thereto, but without altering or impairing the lien, operation and effect of the Deed of Trust as to the rest of the real property not subject thereto. Nothing in this Joinder and Release by Beneficiary and Trustees shall be deemed in any way to create between the Developer and the undersigned any relationship of partnership or joint venture, or to impose on the undersigned liability, duty or obligation whatsoever.

IN WITNESS WHEREOF, each of the said Trustees and Beneficiary has executed and sealed this Consent and Agreement of Trustees and Beneficiary or caused it to be executed and sealed on its behalf by its duly authorized representatives, this 10<sup>th</sup> day of August, 2005.

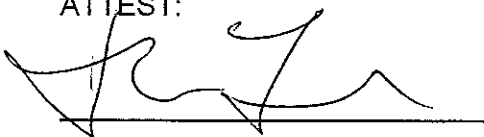
WITNESS:




WITNESS:



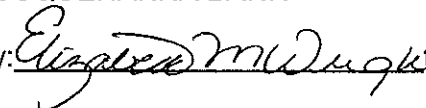
ATTEST:



 (SEAL)  
Elizabeth M. Wright, Trustee

 (SEAL)  
Jeffrey M. Aleshire, Trustee

BENEFICIARY:  
SUSQUEHANNA BANK

By:  (SEAL)



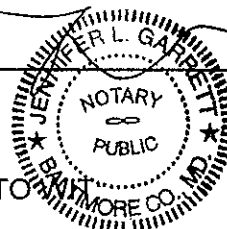
STATE OF MD: COUNTY OF Baltimore TO WIT:

I HEREBY CERTIFY that on this 10 day of August 2005, before me, a Notary Public for the state aforesaid, personally appeared Elizabeth M. Wright, Trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that she has executed it as Trustee for the purposes therein set forth, and that it is her act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

My commission expires on 11/14/04

Notary Public



JENNIFER L. GARRETT  
NOTARY PUBLIC  
Baltimore County, MD.  
Comm. Expires: Nov. 14, 2006

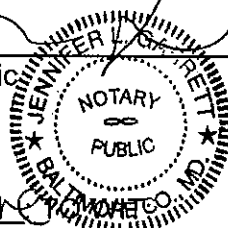
STATE OF MD: COUNTY OF Baltimore TO WIT:

I HEREBY CERTIFY that on this 10 day of August 2005, before me, a Notary Public for the state aforesaid, personally appeared Jeffrey M. Aleshire, Trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he has executed it as Trustee for the purposes therein set forth, and that it is his act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

My commission expires on 11/14/04

Notary Public



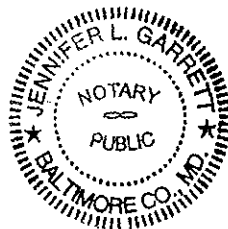
JENNIFER L. GARRETT  
NOTARY PUBLIC  
Baltimore County, MD.  
Comm. Expires: Nov. 14, 2006

STATE OF MD: COUNTY OF Baltimore TO WIT:

I HEREBY CERTIFY, that on this 10 day of August, 2005, before me, the subscriber, a Notary Public of the state aforesaid, personally appeared Elizabeth M. Wright, who acknowledged himself to be the EVP of Susquehanna Bank, Beneficiary, and that he/she, being authorized to do so, executed this Consent and Agreement of Trustees and Beneficiary for the purposes contained therein by signing the on behalf of the Corporation, in my presence.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

Notary Public

My commission expires on 11/14/04

JENNIFER L. GARRETT  
NOTARY PUBLIC  
Baltimore County, MD.  
Comm. Expires: Nov. 14, 2006

**AFTER RECORDATION, PLEASE RETURN TO:**

RACHEL M. HESS, ESQ.  
KANTOR, WINEGRAD & HESS, LLC  
20 Crossroads Drive, Suite 215  
Owings Mills, Maryland 21117

## 9. Additional Names to be Indexed

Stuart C. Resnick, Trustee  
 J. Steven McDorman, Trustee  
 Richard J. Demmitt  
 Elizabeth M. Wright, Trustee  
 Jeffrey M. Aleshire, Trustee  
 Susquehanna Bank

SEP 23 2009

IMP FD SURE	20.00
RECORDING FEE	20.00
TOTAL	40.00
Rest CR62	Rcpt # 56960
LWS CMC	Blk # 4772
Aus 29, 2005	10:33 am