IN RE: PETITION FOR SPECIAL HEARING SW/Corner Bentley Road and Valley Mill Road **(919 Bentley Road)** 6th Election District 3rd Council District Michael A. McClure and Wayne M. Weigandt, Owners/Petitioners	* * * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-426-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Michael A. McClure and Wayne M. Weigandt, through their attorney, Edward C. Covahey, Jr., Esquire. The Petitioners request a special hearing to confirm that the subject 5.282-acre parcel has one density unit and is a legally existing buildable lot. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Michael A. McClure and Wayne M. Weigandt, property owners, Geoffrey Schultz, a Professional Land Surveyor who prepared the site plan, and Edward C. Covahey, Jr., Esquire, attorney for the Petitioners. Josh Wilson, a nearby resident, appeared as an interested citizen. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located immediately adjacent to the intersection of Bentley Road and Valley Mill Road in northern Baltimore County. The property contains a gross area of 5.282 acres, more or less, split zoned R.C.2 (3.400 acres) and R.C.4 (1.882 acres), and is unimproved. The Petitioners are desirous of developing the R.C.2 zoned portion of the property with a single-family dwelling, which will be oriented towards Bentley Road. At issue, however, is whether there is a density unit associated with this parcel. In support of the request, Mr. Schultz submitted a series of exhibits,

ORDER RECEIVED FOR FILING
Date 1/13/03
By

marked as Petitioner's Exhibits 2 through 17, which detail the history of the subject property. Those documents collectively indicate that the subject property was originally part of a larger tract, which was acquired by Clarence Wilson, and his wife, Betsy Wilson in 1927 and contained 59.838 acres. Over the years, there were numerous out-conveyances from the original tract, which is summarized in a chart marked as Petitioner's Exhibit 4. The subject property is also identified as Parcel 111 in the records of the Maryland State Department of Assessments and Taxation. In addition to the series of plats and maps outlining the history of the subject property and the devolution of title of the original Wilson tract, Mr. Schultz also submitted a series of deeds confirming those transactions.

It is well settled that the appropriateness of subdivisions of R.C.2 zoned land is controlled by Bill No. 178-79, which became effective November 25, 1979. It was on that date that the R.C.2 zone was adopted by the Baltimore County Council and all parcels which were so zoned as of that date may be subdivided at the rate of one dwelling unit per 50 acres. Additionally, all parcels between 2 and 100 acres in area may be subdivided once so as to create two building lots. (See Section 1A01.3.B.1 of the B.C.Z.R.)

Section 1A00.5.a of the B.C.Z.R. provides the standard to be applied for tracts that are divided by zoned boundaries. That Section provides that density for such tracts be calculated and utilized based on the zoning of each parcel within the tract. As noted above, the subject property is split zoned R.C.2 and R.C.4.

The record of the case will show that the Petitioners' presentation was orderly and is persuasive to a finding that a single density unit exists for the subject property which would permit the construction of a single family dwelling on the R.C.2 zoned portion of the site. Moreover, the subject property is exempt from Division II of the development review regulations codified in Section 26-171 of the Baltimore County Code, because it was created pursuant to the Laws of Intestate Succession and the Last Will & Testament for Ms. Wilson (see Petitioner's Exhibit 15). That is, notwithstanding the various out-conveyances over the years, the subject property may be developed with a single-family dwelling as proposed.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of June, 2003 that the subject 5.282-acre parcel has one density unit and is a legally existing buildable lot which can be developed with a single-family dwelling, in accordance with Petitioner's Exhibit 1, and as such, the Petition for Special Hearing be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/3/03
By

MICHAEL MCCLURE & WAYNE WEIGANDT	*	COUNTY BOARD OF APPEALS
FOR A SPECIAL HEARING ON PROPERTY LOCATED ON THE SW/COR OF BENTLEY ROAD AND VALLEY MILL ROAD	*	OF
(919 BENTLEY ROAD)	*	BALTIMORE COUNTY
6TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT	*	CASE NO. 03-426-SPH

* * * * * * * * * * *

ORDER OF DISMISSAL

This matter comes to the Board of Appeals by way of an appeal filed by Peter M. Zimmerman, People's Counsel for Baltimore County, and Carole S. Demilio, Deputy People's Counsel, from a decision of the Deputy Zoning Commissioner dated June 3, 2003 in which the requested Petition for Special Hearing was granted.

WHEREAS, the Board is in receipt of a Voluntary Dismissal of Appeal and accompanying letter dated July 16, 2003 from the Office of People's Counsel for Baltimore County, Appellant, (copies of which are attached hereto and made a part hereof), filed with the Board of Appeals on July 16, 2003; and

WHEREAS, said Appellant requests that the appeal taken in this matter be withdrawn and dismissed as of July 16, 2003 for reasons as stated in the attached request for dismissal;

IT IS ORDERED this 18th day of July, 2003 by the County Board of Appeals of Baltimore County that the appeal taken in Case No. 03-426-SPH be and the same is hereby **DISMISSED.**

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence S. Wescott

Charles L. Marks

Melissa Moyer Adams

RE: PETITION FOR SPECIAL HEARING S/W corner Bentley Road & Valley Mill Road (919 Bentley Road) 6th Election District, 3rd Councilmanic Michael A McClure & Wayne M Weigandt Petitioners	* * * * * *	BEFORE THE COUNTY BOARD OF APPEALS FOR BALTIMORE COUNTY Case No. 03-426-SPH

* * * * * * * * * * * * *

VOLUNTARY DISMISSAL OF APPEAL

Please dismiss the appeal in the above-entitled case because it no longer appears to be in the public interest. The reasons for the dismissal are further explained in this office's letter dated July 16, 2003 which is filed herewith.

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio /pmz

Carole S. Demilio
Deputy People's Counsel for Baltimore County
Old Courthouse
400 Washington Avenue, Room 47
Towson, Maryland 21204

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

July 18, 2003

Peter Max Zimmerman
People's Counsel for Baltimore County
Carole S. Demilio, Deputy People's Counsel
Room 48, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: *In the Matter of: Michael McClure & Wayne Weigandt*
Case No. 03-426-SPH /Order of Dismissal

Dear Counsel:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco /tts

Kathleen C. Bianco
Administrator

Enclosure

c: Edward C. Covahey, Jr., Esquire
Michael McClure & Wayne Weigandt
Geoffrey Schultz /McKee & Associates
Joel Wilson
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
Timothy M. Kotroco, Director /PDM

Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 3, 2003

Edward C. Covahey, Jr., Esquire
Covahey & Boozer
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
SW/Corner Bentley Road and Valley Mill Road)
(919 Bentley Road)
6th Election District – 3rd Council District
Michael A. McClure & Wayne M. Weigandt - Petitioners
Case No. 03-426-SPH

Dear Mr. Covahey:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Messrs. Michael A. McClure and Wayne M. Weigandt
940 Bentley Road, Freeland, Md. 21053
Mr. Geoffrey Schultz, McKee & Assoc., 5 Shawan Road, Hunt Valley, Md. 21030
Mr. Josh Wilson, 20225 Valley Mill Road, Freeland, Md. 21053
People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Southwest corner of Bentley and Valley Mill Roads

which is presently zoned RC 2 and RC 4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the existence of one (1) density unit for the subject 5.282 acre ± parcel, and to confirm the parcel as a legally existing buildable lot.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Michael A. McClure
Name - Type or Print

Signature

Wayne M. Weigandt
Name - Type or Print

Signature

919 Bentley Road — 410-357-5768
Address — Telephone No.

Freeland, MD — 21053
City — State — Zip Code

Attorney For Petitioner:

Edward C. Covahey, Jr.
Name - Type or Print

Signature

Covahey & Boozer, P.A.
Company

614 Bosley Avenue — 410-828-9441
Address — Telephone No.

Towson, MD — 21204
City — State — Zip Code

Representative to be Contacted:

Geoffrey C. Schultz
McKee and Associates, Inc.
Name

5 Shawan Road, Suite 1 — (410) 527-1555
Address — Telephone No.

Cockeysville, MD 21030
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date 03-14-03

ORDER RECEIVED FOR FILING
Date 4/3/03
By

Case No. 03-426-SPU

REV 9/15/98

McKEE & ASSOCIATES, INC.
Engineering • Surveying • Environmental Planning
Real Estate Development

March 13, 2003

STATE OF MARYLAND
GEOFFREY CRAIG SCHULTZ
No. 21136
PROFESSIONAL LAND SURVEYOR

ZONING DESCRIPTION
MCCLURE PROPERTY
BENTLEY ROAD AT VALLEY MILL ROAD
6TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point in the center of Valley Mill Road (future 60-foot wide right-of-way), said point being 65 feet southwest of the centerline of Bentley Road (future 60-foot wide right-of-way); thence running 1) North 46 degrees 55 minutes 46 seconds East, 105.00 feet, 2) South 11 degrees 07 minutes 20 seconds East, 100.00 feet, 3) South 84 degrees 16 minutes 34 seconds West, 25.87 feet, 4) South 07 degrees 17 minutes 09 seconds East, 92.59 feet, 5) South 07 degrees 17 minutes 09 seconds East, 238.48 feet, 6) South 07 degrees 59 minutes 41 seconds East, 317.07 feet, 7) South 85 degrees 17 minutes 25 seconds West, 466.30 feet, 8) North 03 degrees 43 minutes 55 seconds East, 246.70 feet, 9) North 06 degrees 28 minutes 05 seconds East, 96.15 feet, 10) South 83 degrees 31 minutes 55 seconds East, 115.00 feet, 11) North 06 degrees 28 minutes 05 seconds East, 399.77 feet, and 12) South 85 degrees 25 minutes 23 seconds East, 123.27 feet to the place of beginning.

CONTAINING 5.282 acres of land, more or less as recorded in Deed Liber 16949, folio 404.

03-426-SPA

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21946

DATE 03-14-03 ACCOUNT R001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: McCure

FOR: Reg. Spec. Hearing 03-476-SPH.
SW Cor. of Bentley & Valley Rd.

5121

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT
BUSINESS ACTUAL TIME DRW
3/14/2003 3/14/2003 11:10:19 2
REG W304 WALKIN DOUL DMD
>>RECEIPT # 219311 3/14/2003 OFLR
DEP 5 528 ZONING VERIFICATION
CR AL 02946
Recpt Tot 65.00
65.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #03-426-SPH
Southwest corner of Bentley and Valley Mill Roads
S/west corner of Bentley and Valley Mill Roads
6th Election District
3rd Councilmanic District
Legal Owner(s): Michael A. McClure and
Wayne M. Weigandt

Special Hearing: to permit the existence of one (1) density unit for the subject 5.282 acre +/- parcel and to confirm the parcel as legally existing buildable lot.

Hearing: Monday, May 12, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, *Contact the Zoning Review Office at (410) 887-3391.*

4/351 April 24 C599625

CERTIFICATE OF PUBLICATION

4/24/, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/24/, 2003.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: 4/17/03

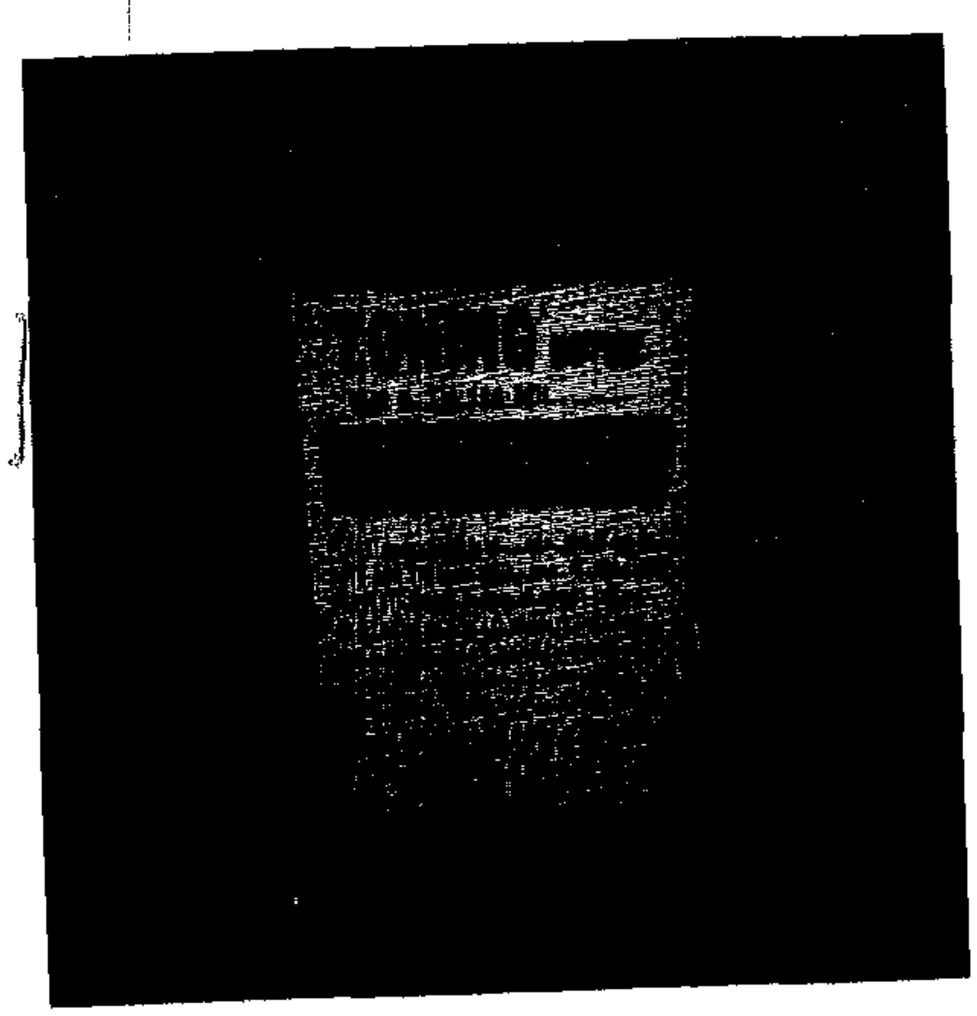
RE: Case Number 03-426-SPH

Petitioner/Developer: Michael A. McClure and Wayne M. Weigandt

Date of Hearing/Closing: Monday, May 12, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at S/W corner of Valley Mill and Bentley Roads

The sign(s) were posted on 4/17/03
(Month, Day, Year)



J. Lawrence Pilson
(Signature of Sign Poster)

J. Lawrence Pilson, P.S.

5 Shawan Road, Suite 1
(Street Address of Sign Poster)

Cockeysville, MD 21030
(City, State, Zip Code of Sign Poster)

(410) 527-1555
(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

APPEAL SIGN POSTING REQUEST

CASE NO.: 03-426-SPH

Michael McClure and Wayne Weigandt - LEGAL OWNERS

919 Bentley Road, Freeland, MD 21053

6th ELECTION DISTRICT

APPEALED: 7/1/2003

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

CERTIFICATE OF POSTING

RE: Case No. **03-426-SPH**
Petitioner/Developer:
Michael A. McClure and
Wayne M. Weigandt
Hearing Date: **5/12/03**

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Mr. George Zahner

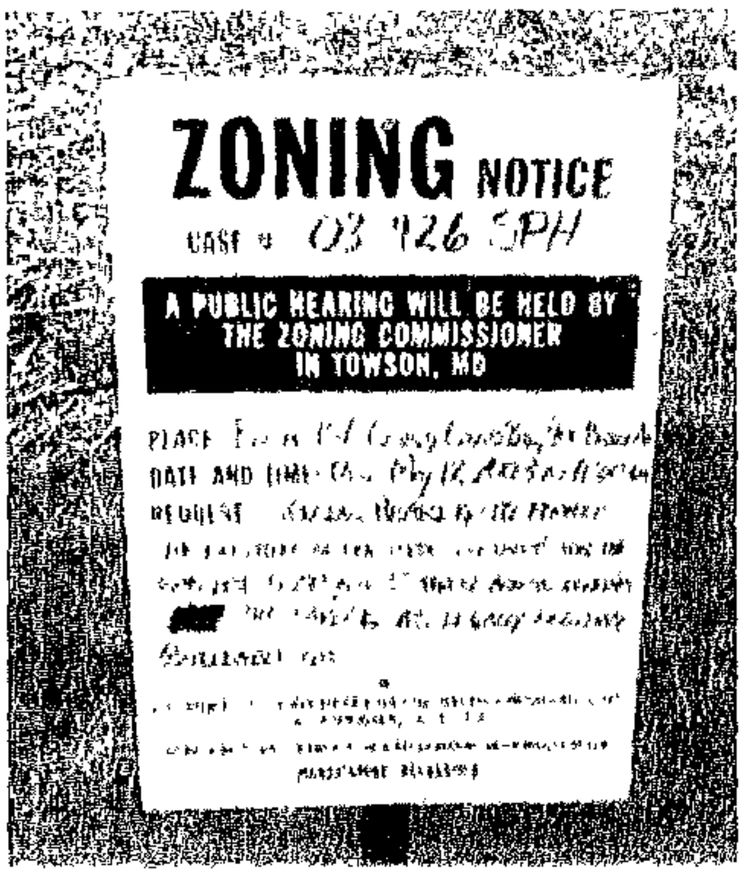
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **Southwest corner of Bentley and Valley Mill Roads.**

The sign(s) were posted on **4/26/03.**

Sincerely,

Diana Sugiuchi
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668



APPEAL SIGN POSTING REQUEST

CASE NO.: 03-426-SPH

Michael McClure and Wayne Weigandt - LEGAL OWNERS

919 Bentley Road, Freeland, MD 21053

6th ELECTION DISTRICT APPEALED: 7/1/2003

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

********COMPLETE AND RETURN BELOW INFORMATION*****

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Kathleen Bianco
Administrator

RE: Case No.: _____

Petitioner/Developer:

_____

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

_____

The sign was posted on _____, 2003

By: _____
(Signature of Sign Poster)

_____
(Printed Name)

2003 JUL 15 PM 1:53

B.O.A.

Rec'd

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 03-426-SPH

Petitioner: MICHAEL A. McCLURE

Address or Location: BENTLY ROAD AT VALLEY MILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL A. McCLURE

Address: 919 BENTLY ROAD

FREELAND MD 21053

Telephone Number: 410-357-5768

Revised 2/20/98 - SCJ

03-426-SPH

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 24, 2003 Issue - Jeffersonian

Please forward billing to:
Michael A. McClure
919 Bentley Road
Freeland, MD 21053

410-357-5768

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-426-SPH
Southwest corner of Bentley and Valley Mill Roads
S/west corner of Bentley and Valley Mill Roads
6th Election District – 3rd Councilmanic District
Legal Owners: Michael A. McClure and Wayne M. Weigandt

Special Hearing to permit the existence of one (1) density unit for the subject 5.282 acre +/- parcel and to confirm the parcel as legally existing buildable lot.

Hearings: Monday, May 12, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 27, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-426-SPH
Southwest corner of Bentley and Valley Mill Roads
S/west corner of Bentley and Valley Mill Roads
6th Election District – 3rd Councilmanic District
Legal Owners: Michael A. McClure and Wayne M. Weigandt

Special Hearing to permit the existence of one (1) density unit for the subject 5.282 acre +/- parcel and to confirm the parcel as legally existing buildable lot.

Hearings: Monday, May 12, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

AJ:rlh

C: Edward C. Covahey, Jr., Covahey & Boozer, 614 Bosley Avenue, Towson 21204
Michael A. McClure and Wayne M. Weigandt, 919 Bentley Road, Freeland 21053
Geoffrey C. Schultz, McKee & Associates, 5 Shawan Road, Suite Cockeysville 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 26, 2003.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 9, 2003

Edward C. Covahey, Jr.
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, MD 21204

Dear Mr. Covahey:

RE: Case Number: 03-426-SPH, Southwest corner of Bentley and Valley Mill Roads

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 14, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Michael McClure, Wayne Weigandt, 919 Bentley Road, Freeland 21053
Geoffrey Schultz, McKee and Associates, 5 Shawan Rd., Ste. 1, Cockeysville 21030

Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 26, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 24, 2003

Item No.: 407-418, 420-430 429

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3.25.03

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 426 JRA

Dear. Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits &
Development Management

DATE: April 15, 2003

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For March 31, 2003
Item Nos. 407, 408, 410, 411, 412,
414, 416, 417, 418, 419, 420, 421, 422,
423, 424, 425, 426, 427, 428, 429, and
430

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

Sept 5/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 26, 2003

RECEIVED

MAR 26 2003

ZONING COMMISSIONER

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-426**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A Cunningham

Section Chief: Lyn Lanham

AFK/LL:MAC

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

March 25, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, 03/31/03 re: case numbers 03-407-SPH, 03-408-SPH, 03-409-A, 03-410-A, 03-411-A, 03-412-A, 03-413-A, 03-414-SPH, 03-415-A, 03-416-SPH, 03-417-SPH, 03-418-SPH, 03-419-SPHX, 03-420-A, 03-421-A, 03-422-A, 03-423-A, 03-424-SPH, 03-425-SPH, 03-426-SPH, 03-427-A, 03-428-SPHAHSA, 03-429-A, 03-430-A**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 03/25/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

RE:	PETITION FOR SPECIAL HEARING SW corner Bentley & Valley Mills Road 6th Election & 3rd Councilmanic Districts Legal Owner(s): Michael A McClure & Wayne M Weigandt Petitioners	*	BEFORE THE
		*	ZONING COMMISSIONER
		*	FOR
		*	BALTIMORE COUNTY
		*	03-426-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of March, 2003, a copy of the foregoing Entry of Appearance was mailed to Geoffrey C Schultz, McKee & Associates, Inc, 5 Shawan Road, St. 1, Cockeysville, MD 21030, and to Edward C Covahey, Jr, Covahey & Boozer, P.A., 614 Bosley Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL
Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

July 1, 2003

Timothy Kotroco, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Hand-delivered

Re: PETITION FOR SPECIAL HEARING
S/W corner Bentley Road & Valley Mill Road
(919 Bentley Road)
6th Election District; 3rd Council District
Michael A McClure & Wayne M. Weigandt- Petitioner(s)
Case No.: 03-426-SPH

Dear Mr. Jablon:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated June 3, 2003 by the Baltimore County Zoning Commissioner in the above-entitled case

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel

RECEIVED
JUL 01 2003
Per.....

PMZ/CSD/rmw

cc: Edward C Covahey, Jr., Esquire, 614 Bosley Avenue, Towson, MD 21204
Geoffrey C. Schultz, 5 Shawan Road, Suite 1, Cockeysville, MD 21030
Messrs. Michael McClure & Wayne Weigandt, 940 Bentley Road, Freeland, MD 21053

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

July 1, 2003

RECEIVED
JUL 07 2003
BALTIMORE COUNTY
BOARD OF APPEALS

Edward Covahey,
Covahey & Boozer
614 Bosley Avenue
Towson, MD 21204

Dear Mr. Covahey:

RE: Case No. 03-426-SPH, 919 Bentley Road

Please be advised that an appeal of the above-referenced case was filed in this office on July 1, 2003, by Peoples Counsel. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

c: Lawrence E. Schmidt, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Geoffrey Shultz, McKee & Associates, 5 Shawan Rd., Ste. 1, Cockeysville 21030
Michael McClure, Wayne Weigandt, 919 Bentley Road, Freeland, MD 21053

Printed with Soybean Ink
on Recycled Paper

APPEAL

Petition for Special Hearing
919 Bentley Road
S/west corner of Bentley Road and Valley Mill Road
6th Election District – 3rd Councilmanic District
Michael McClure & Wayne Weigandt – Legal Owners

Case No.: 03-426-SPH

✓ Petition for Special Hearing (March 14, 2003)

✓ Zoning Description of Property

✓ Notice of Zoning Hearing (March 27, 2003)

✓ Certification of Publication (April 24, 2003)

✓ Certificate of Posting (April 26, 2003)

✓ Entry of Appearance by People's Counsel (March 20, 2003)

✓ Petitioner(s) Sign-In Sheet
One Sheet

✓ Protestant(s) Sign-In Sheet
None

✓ Citizen(s) Sign-In Sheet
One Sheet

✓ Zoning Advisory Committee Comments

Petitioners' Exhibit
✓1. Plat to accompany petition for Special Hearing
✓2. Tax Map 1
✓3. Zoning Commissioner's Policy Manual, Page 1A-10
✓4. Devolution of Title, Wilson Properties
✓5. Tax Map 2
✓6. Tax Map 3
✓7. 1976 Zoning Map
✓8. 1979 Configuration
✓9. Resource Conservation Zones, Page 1A-3
✓10. Zoning Commissioner's Policy Manual, Page 1A-3.1
✓11. Baltimore County Zoning Regulations, Page 1A-10
✓12. 2000 Zoning Map
✓13. Present Configuration
✓14. Planning, Zoning and Subdivision Control, Page 1763
✓15. Amended Fifth Final Account
✓16a.-c. Deeds
✓17. Deed

✓ Protestants' Exhibits:
None

✓ Miscellaneous (Not Marked as Exhibit)
1. None

✓ Deputy Zoning Commissioner's/Zoning Commissioner's Order (June 3, 2003 - GRANTED)

✓ Notice of Appeal received on July 1, 2003 by Peter Zimmerman, Peoples Counsel of Baltimore County

RECEIVED
JUL 07 2003
BALTIMORE COUNTY
BOARD OF APPEALS

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Edward Covahey, Covahey & Boozer, 614 Bosley Avenue, Towson 21204
Michael McClure, Wayne Weigandt, 919 Bentley Road, Freeland 21053
Geoffrey Schultz, McKee & Associates 5 Shawan Road, Ste. 1, Cockeysville 21030

MICHAEL MCCLURE
WAYNE WEIGANDT
940 BENTLEY ROAD
FREELAND MD 21053

GEOFFREY C SCHULTZ
5 SHAWAN ROAD
STE 1
COCKEYSVILLE MD 21030

√E

EDWARD C COVAHEY JR ESQUIRE
614 BOSLEY AVENUE
TOWSON MD 21204

JOEL WILSON
20225 VALLEY MILL ROAD
FREELAND MD 21053

Case No. 03-426-SPH

Michael McClure & Wayne Weigandt Legal Owners
919 Bentley Road

SPH – To confirm that subject 5.282-acre parcel has one density unit and is legally existing buildable lot.

7/16/03 – Voluntary Dismissal of Appeal, accompanying letter dated July 16, 2003 and attachments filed by Office of People's Counsel; Order of Dismissal of appeal to be issued for reasons as stated in PC's dismissal request.

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

July 16, 2003

RECEIVED
JUL 16 2003
BALTIMORE COUNTY
BOARD OF APPEALS

Lawrence P. Stahl, Chairman
Board of Appeals for Baltimore County
400 Washington Avenue, Room 49
Towson, MD 21204

Hand-delivered

Re: PETITION FOR SPECIAL HEARING
S/W corner Bentley Road & Valley Mill Road
(919 Bentley Road)
6th Election District; 3rd Council District
Michael A McClure & Wayne M. Weigandt- Petitioner(s)
Case No.: 03-426-SPH

Dear Mr. Stahl:

Enclosed please find this office's voluntary dismissal of the appeal in this case.

Upon review of the Zoning Commissioner's decision dated June 3, 2003, and in view of the complex history, we were unable to confirm precisely the allowed density on Parcel 311. Subsequently, we met with Geoffrey C. Schultz, the surveyor, and reviewed in detail the evolution of title.

The relevant law for density in the R.C. 2 zone is BCZR 1A01.3B1. It establishes November 25, 1979 as the determinative date for establishment of density. Parcels having between two and one hundred acres as of that date were entitled to be subdivided into two lots.

In 1979, the Wilsons owned what is now P.311 as part of a larger area or parcel, split-zoned R.C. 2/R.C. 4. It is shown in yellow on Exhibit 6. In 1985, the R.C. 2 portion evolved into two parcels: (i) Parcel 311, 5.2 acres (7152/2117 P.1) and (ii) Parcel 298, 1.058 acres (7117/211 P.1). These two parcels were not contiguous to the other R.C. 2 zoned land owned by the Wilsons on November 25, 1979.

In other words, Parcels 311and 298 included an R.C. 2 area that had between 2 and 100 acres in 1979 and, therefore, had a total of two density units. The creation of Parcels 311 and 298 by subdivision utilized the density on the R.C. 2 zoned land. While P. 311 is still split-zoned

Here, P. 311 and P. 298 together effectively are the two-lot subdivision permitted under BCZR 1A01.3B1. The allowance of one residence on Parcel 311 is the relief requested in the Petition for Special Hearing. It is appropriate. It should be noted, however, that this exhausts the allowable density on this site. The R.C. 4 area of P. 311 is incidental to the development of the mainly R.C. 2 zoned parcel.

We also enclose Geoffrey C. Schultz's letter dated July 9, 2003 with exhibits, which gives further detail on the history.

For the above reasons, we have determined that the special hearing to allow or confirm P. 311 as a developable lot was properly approved.

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio/rmw

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/rmw

cc: Edward Covahey, Esquire, Covahey & Boozer, P.A., 614 Bosley Avenue, Towson, MD 21204
Geoffrey C. Schultz, 5 Shawan Road, Suite 1, Cockeysville, MD 21030

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of July, 2003 a copy of the foregoing Voluntary Dismissal of Appeal was mailed to Geoffrey C. Schultz, 5 Shawan Road, Suite 1, Cockeysville, MD 21030 and to Edward C. Covahey, Jr, Covahey & Boozer, P.A., 614 Bosley Avenue, Towson, MD 21204, Attorney for Petitioner(s)

Peter Max Zimmerman

PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

DATE: September 25, 2003

TO: Timothy Kotroco, Director
Permits & Development Management
Attn.: David Duvall

FROM: Theresa R. Shelton TRS
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILES**

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file(s) and exhibits (if applicable) attached herewith.

BOARD OF APPEALS CASE NUMBER	*PDM FILE NUMBER*	NAME	LOCATION
03-426-SPH	*03-426-SPH*	MCCLURE/WEIGANDT	919 BENTLEY ROAD

Attachment: SUBJECT FILE(S) / EXHIBIT(S) ATTACHED

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

02-03-03

Mr. Geoffry C. Schultz
Shawan Place, Suite 1
5 Shawan Road
Cockeysville Md.21030

CD. 6.
CD. 5

Dear :Mr. Schultz:

Re: Wilson Property, Southwest Corner of Bentley and Valley Mill Roads

The subject as shown on your Sketch Plan #2 appears to be zoned RC-2, and RC-4.
There is no record in Zoning, Development Management, or Department of Environmental Protection and Resource Management Records that a legal subdivision has been created subsequent to November 25, 1979.Therefore it appears that no building lots have been created since November 25, 1979.

Although parcels appear to have been created in 1973, according to your description, that separated the then parcels 1 and 2, there have been so many lot line adjustments, and re-divisions of the subject properties, some of which have houses already built on them, that this office believes a Zoning Special Hearing is necessary to determine what density has been used and whether there is any density remaining.

The State Tax Assessors Map shows additional parcels within the site boundary that you do not show on your sketch plans.

I have enclosed copies of the Special Hearing application form and checklist for your convenience.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Planner II
Zoning Review

Enclosure

c: Letter File

RECEIVED FEB 2 4 2003

Come visit the County's Website at www.co.ba.md.us

Printed with Soybean Ink
on Recycled Paper

From: Theresa Shelton
To: Freund, Gary
Date: 7/18/03 10:47AM
Subject: CANCEL POSTING

Gary:

Case 03-426-SPH - 6th District - 919 Bently Road has been DISMISSED, via voluntary dismissal. Please do not post. If it has been posted, can you please have the sign removed.

Thank you, Theresa

Theresa R. Shelton
Baltimore County Board of Appeals
410-887-3180
FAX: 410-887-3182

July 9, 2003

Mr. Peter Zimmerman
Baltimore County Office
of People's Counsel
Room 47, Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Dear Mr. Zimmerman:

SUBJECT: BENTLEY ROAD
CASE NO. 03-426-SPH

At your request, we are hereby enclosing further information to clarify the density of the RC-2 portion of Parcel 311, the subject of the above-referenced zoning case. Exhibit No. 4 shows the title history of the out-conveyances of the Wilson Parcel, from which the subject site was created in 1985. Exhibit No. 6 shows the configuration of the parcel on November 25, 1979, as further detailed on Exhibit No. 8. The density summary of Exhibit No. 8 portrays the permitted densities of the Wilson Tract, based on its 1979 configuration and the placement of the RC-2/RC-4 zoning line. The property consists of two-RC-2 parcels, each eligible for two density units and a 32-acre RC-4 parcel eligible for 6 lots. The 0.6-acre RC-2 parcel has no density associated with it.

Exhibit No. 13 delineates how the permitted densities have been utilized through out-conveyances, which have occurred since 1979. The subject Parcel 311 has come out of the 1979 RC-2 Parcel 1 along with Parcel 298 accounting for the two permitted density units. As the exhibits demonstrate, none of the 1979 permitted densities have been exceeded through the out-conveyances.

I trust the above is sufficient for your use in withdrawing the appeal of the zoning decision.

Please call with any questions.

Sincerely,

McKEE AND ASSOCIATES, INC.

GCS

Geoffrey C. Schultz, Vice President

GCS:mcc

cc: Edward Covahey
Mike McClure
Wayne Weigandt
Darryl Brophy

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

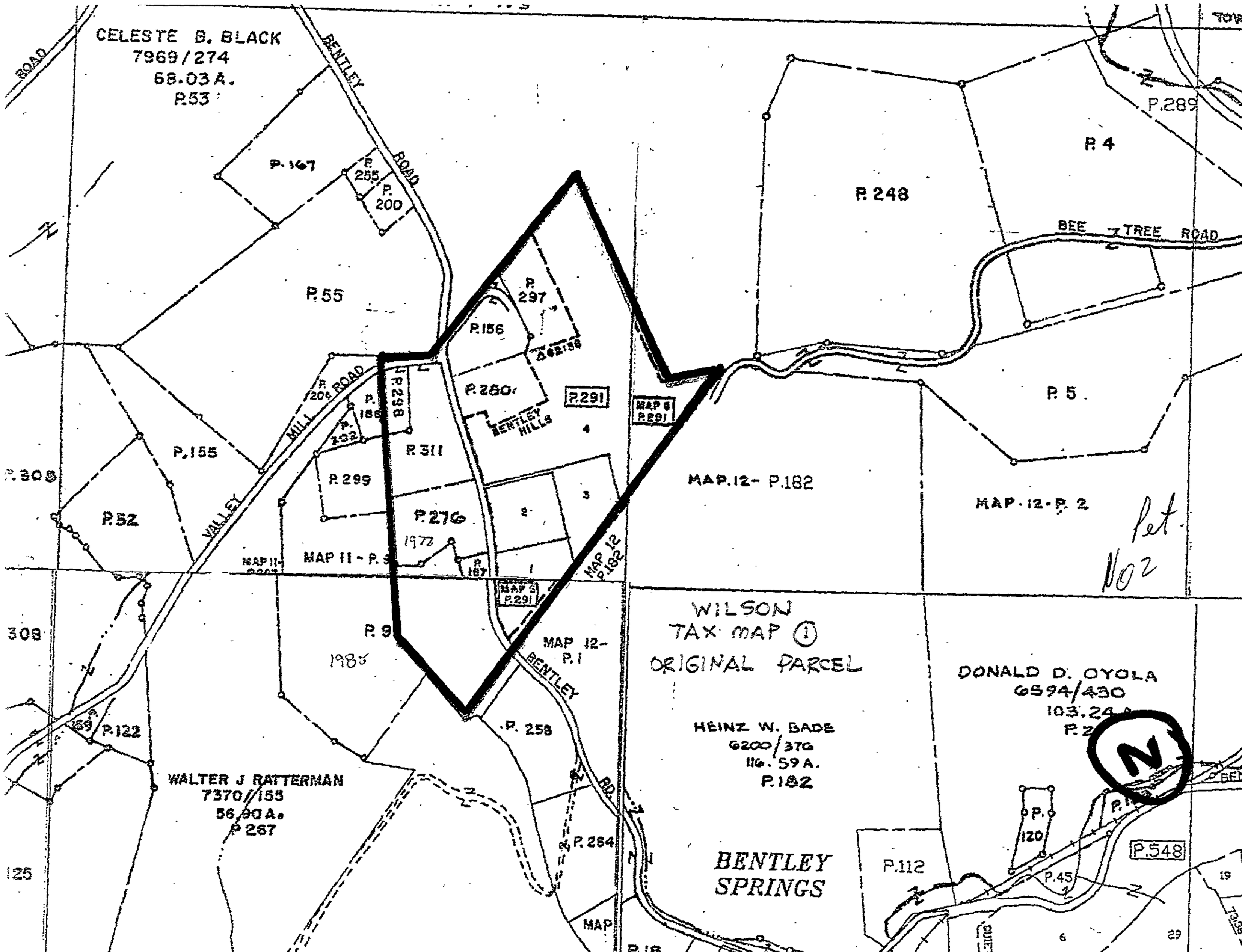
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
FED COVAINTY	614 BOSLEY AVE	TOWSON 21204	LINDA DELLA ROSE C+B LAW
MICHAEL MCCLURE	918 BENTLEY RD.	FREELAND MD. 21053	
WAYNE WEIGANDT	940 BENTLEY Rd	Freeland MD 21053	
GEOFFREY SCHULTE	5 SHAWAN RD	HUNT VALLEY, MD 21030	

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Josh Wilson	20225 Valley Mill Rd	Freeland MD 21053	


CELESTE B. BLACK
7969/274
68.03 A.
P.53
BENTLEY ROAD
P.147
P. 255
P. 200
P.55
P.156
P. 297
P.280
P.291
BENTLEY HILLS
MAP 6 P.291
P.248
P.4
P.289
BEE TREE ROAD
P.5
MILL ROAD
P. 206
P. 186
P. 293
P.298
P.311
P.155
P.299
P.276
1972
MAP 11 - P. 3
MAP 12 P.182
MAP 12- P.182
MAP·12·P. 2
P.52
VALLEY
P. 9
1985
MAP 12- P.1
BENTLEY
WILSON
TAX MAP 1
ORIGINAL PARCEL
HEINZ W. BADE
6200/370
116.59 A.
P.182
DONALD D. OYOLA
6594/430
103.24 A.
P.258
P.122
WALTER J RATTERMAN
7370/155
56.90 A.
P 267
P.264
BENTLEY SPRINGS
P.112
P.120
P.45
P.548
Pet. No 2
N

Def No 3

1A01.3.B.1 SUBDIVIDING EXISTING LOTS

a. Subdivision or further subdividing of legally existing R.C.-2 zoned lots of record prior to Bill 178-79 (effective 11/25/79) is permitted provided that:

   (1) only the most recent deed shall be used to determine the number of lots of record and that;
   (2) the lots recorded met the existing zoning regulations at that time.

b. If the property is recorded by multiple deeds or the deed contains multiple parcels, or the subdivision needs further clarification, the following information must be provided:

   (1) A scaled site plan showing the boundaries of the parcel as they were on November 25, 1979 with the zone line plotted upon it.
   (2) Drawings showing any changes in boundary and/or ownership since that time.
   (3) All deeds recorded that show change in boundaries or ownership.
   (4) A letter stating the devolution of title and what is being requested.
   (5) Drawings should be color-coded to match accompanying deed.
   (6) All of the above should be signed and sealed by a surveyor, engineer or title attorney and must be submitted for review at least 15 working days prior to zoning approval or the C.R.G. meeting.

c. When legally existing parcels or deeds qualify to be subdivided or resubdivided, each separate parcel must be subdivided individually.

d. If the intent is to reconfigure the existing lots, the main purpose <u>must</u> be for the protection and preservation of farm land and not to create "more uniform" lots for homesites.

e. Persons shall be advised to read both the Circuit Court and the Court of Special Appeals Cases for Steven H. Gudeman, et ux, All Parties v. People's Counsel for Baltimore County.

1A01.3.B.3 See 103.3.A, ZCPM, Method of Measuring Setbacks, Page 1-43.1

3 AC
(P1 + P2)
TO HARE
3/05
/180
TO IMWOLD
1/16
/18
TO WILSON
3/27

4

DEVOLUTION OF TITLE
WILSON PROPERTIES

MAY 5,2003

9.08 Ac	3.000 Ac	5.282 Ac	1.058 Ac	0.500 Ac
P9	P297	P311	P298	P157
6944/192	7118/840	7150/332 (P.1)	7117/211 (P1)	7150/332 (P2)
WILSON TO HIHN	WILSON TO TURNBAUGH	WILSON TO WILSON	WILSON TO WILSON	WILSON TO WILSON
6/14/85	9/16/85	9/16/85	9/16/85	9/16/85
11485/41	7429/051	8346/805		8566/213 (P2)
HIHN TO HEINECKER	TURNBAUGH TO MYERS	WILSON TO WILSON		WILSON TO MCCLURE
1/24/1996	9/27/86	9/28/89		8/9/90
12501/374	7646/097	11479/108		9963/249 (P2)
HEINECKER TO AMON	MYERS TO MYERS	WILSON TO WILSON		MCCLURE TO MCCLURE
10/30/1997	8/4/87	1/11/96		8/6/93
		16949/404		
		WILSON TO MCCLURE		
		10/3/2002		

59.83
287/515
KIRK
7/0

461/
HARE
4/2

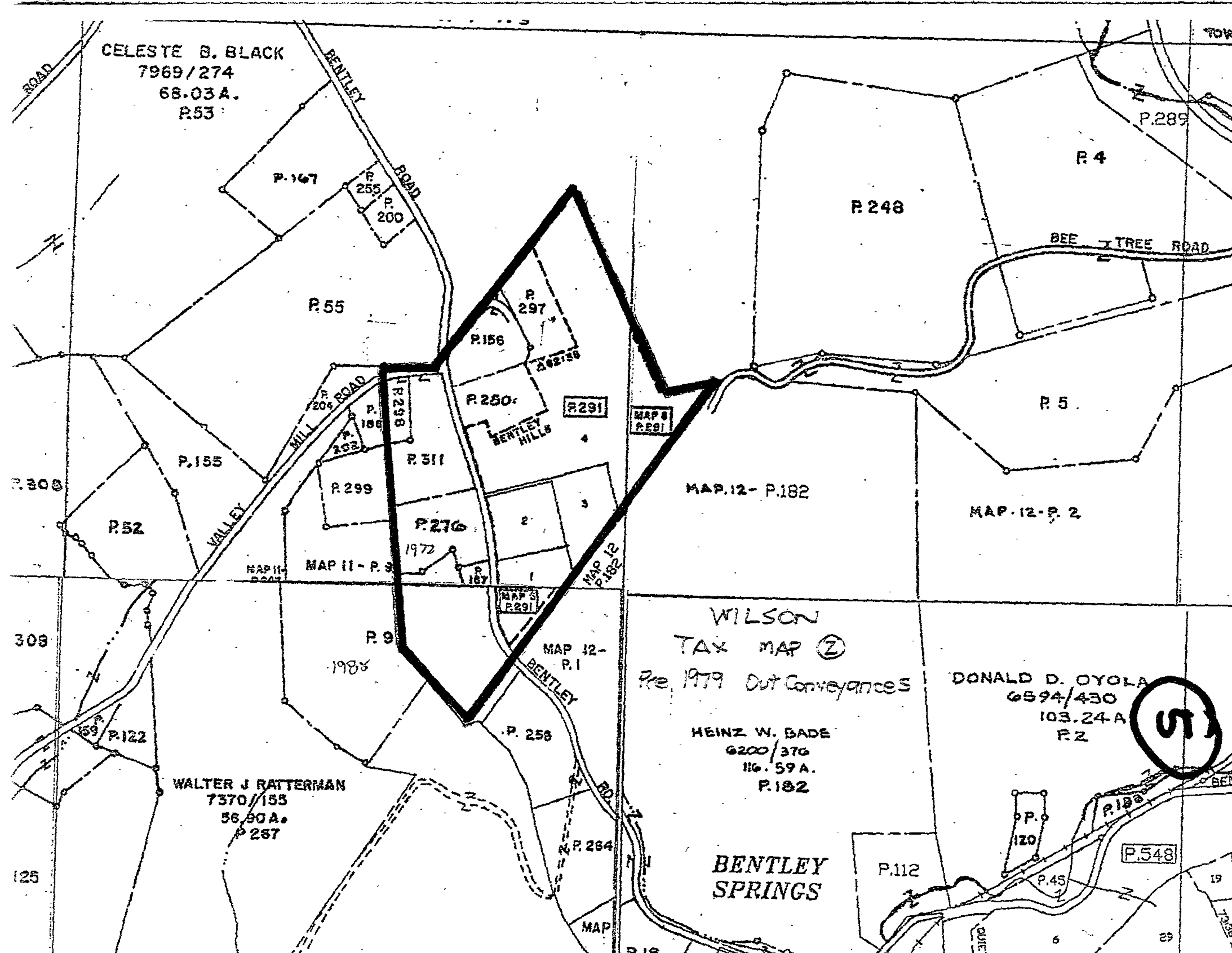
649/
IMWOLD
9/13

1979 CUTOFF

1.38 Ac	0.787 Ac	4.187 Ac	2.875 Ac	31.682 Ac
P 156 (P1)	P 156 (P2)	P 276	P 280	P 291
1805/286	5399/353	5322/853	5399/351	6802/48
WILSON TO TURNBAUGH	WILSON to TURNBAUGH	WILSON to WILSON	WILSON to WILSON	WILSON TO ISENNOCK
11/26/49	9/27/73	11/28/72	9/27/73	9/26/84
14457/721 (P1)	14457/721 (P2)	8566/213 (P1)	6571/650	PLAT OF "BENTLEY HILLS"
TURNBAUGH to SADLOWSKI	TURNBAUGH to SADLOWSKI	WILSON TO McCLURE	WILSON TO WEIGANDT	62/38
5/9/2000	5/9/2000	8/9/90	8/10/83	1990
		9963/249 (P1)		
		McLURE TO McCLURE		
		8/6/93		

STATE OF MARYLAND
GEOFFREY CRAIG SCHULTZ
No. 21154
PROFESSIONAL LAND SURVEYOR

McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE 5 SHAWAN ROAD
COCKEYSVILLE, MD 21030
PHONE - (410) 527-1555


CELESTE B. BLACK
7969/274
68.03 A.
P.53
BENTLEY ROAD
P.167
P. 255
P. 200
P.55
P. 297
P.156
P.250
P.291
MAP 8 P.291
BENTLEY HILLS
P.298
P.206
P. 186
P. 202
MILL ROAD
P.155
P.311
P.299
P.276
1972
P.52
VALLEY
MAP 11 - P. 3
MAP 11-
P. 187
MAP 3 P.291
MAP 12 P.182
P. 9
1984
MAP 12- P. 1
BENTLEY
P. 258
P.122
P. 159
WALTER J RATTERMAN
7370/155
56.90 A.
P 287
P. 264
MAP
P.248
P.4
P.289
BEE TREE ROAD
P. 5
MAP.12- P.182
MAP.12-P. 2
WILSON
TAX MAP 2
Re. 1979 Out Conveyances
HEINZ W. BADE
6200/370
116.59 A.
P.182
DONALD D. OYOLA
6594/430
103.24 A.
P. 2
BENTLEY SPRINGS
P.112
P. 120
P.186
P.548
P.45
QUIET
6
29
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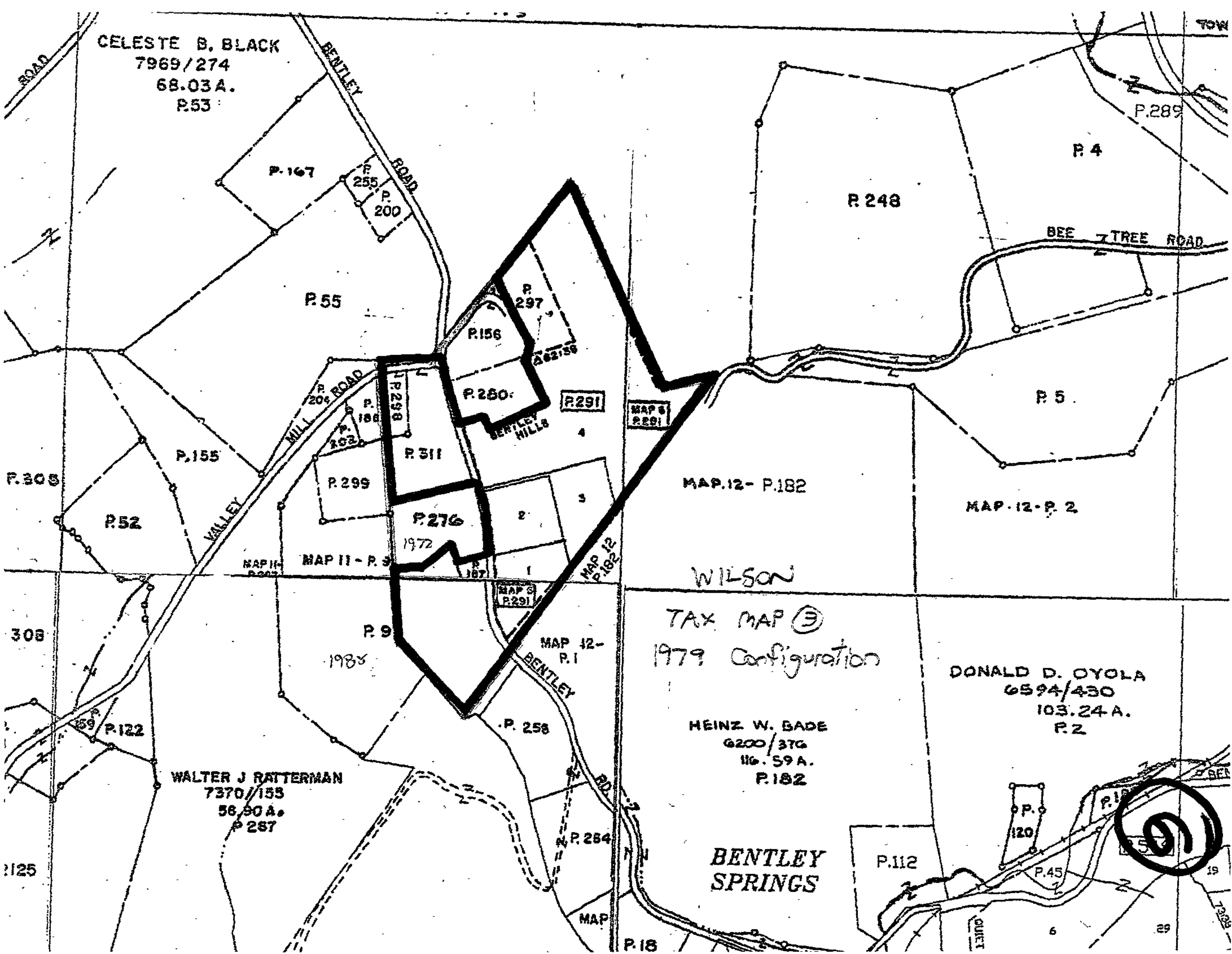
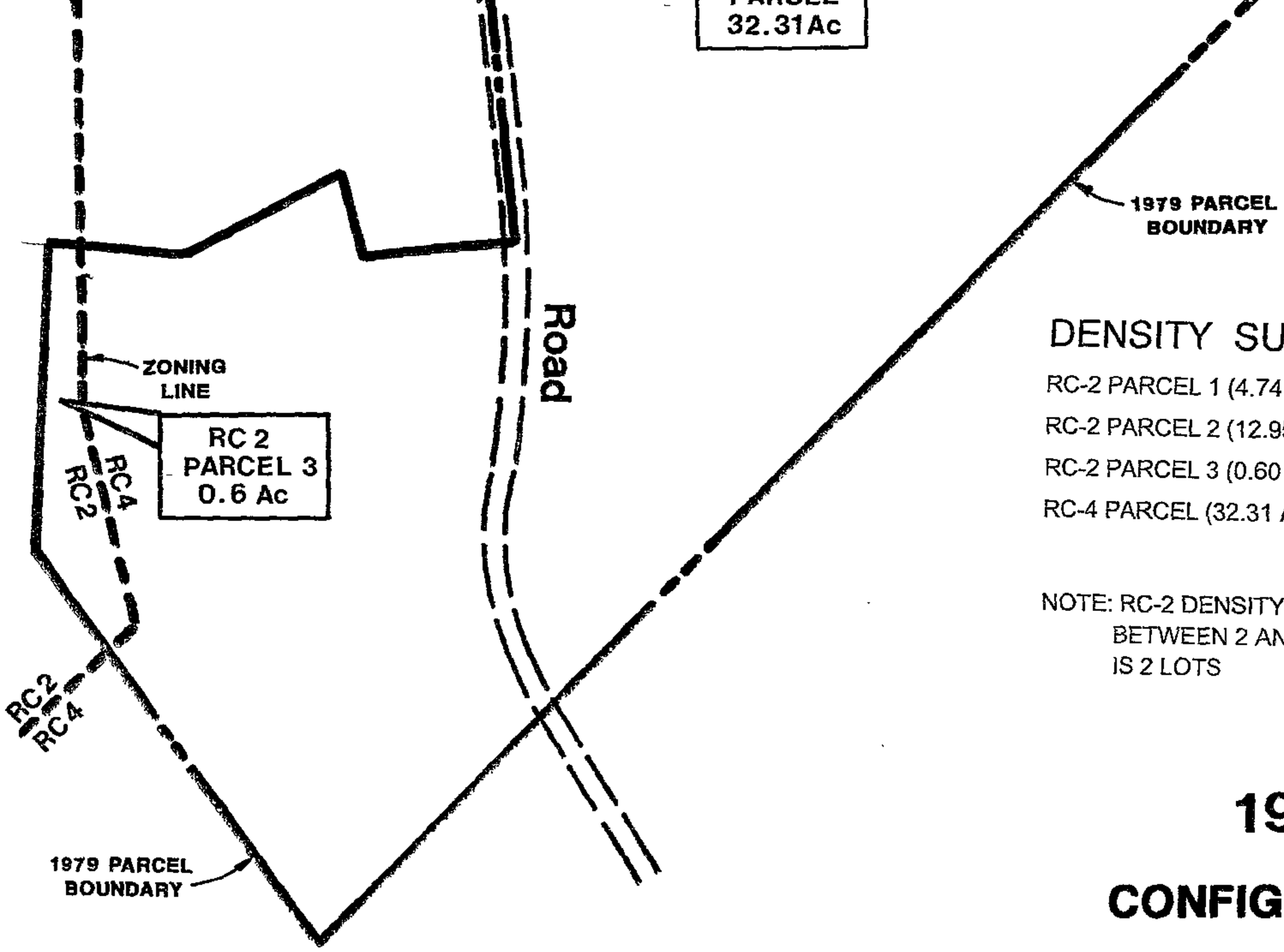
308
125


CELESTE B. BLACK
7969/274
68.03 A.
P.53
BENTLEY ROAD
P.167
P. 255
P. 200
P. 55
P. 297
P.156
P.280
P.291
MAP 6 P.291
BENTLEY HILLS
MILL ROAD
P. 204
P. 186
P. 298
P. 202
P.155
P. 311
P.299
P.276
1972
MAP 11 - P. 3
MAP 12 P.182
P.308
P.52
VALLEY
P. 9
1984
MAP 12- P.1
BENTLEY
P. 258
P.122
WALTER J RATTERMAN
7370/155
56.90 A.
P 287
P. 254
MAP
P.18
P.125
308
MAP.12- P.182
P. 248
P.289
P. 4
BEE TREE ROAD
P. 5
MAP.12- P. 2
WILSON
TAX MAP 3
1979 Configuration
HEINZ W. BADE
6200/376
116.59 A.
P.182
DONALD D. OYOLA
6594/430
103.24 A.
P.2
BENTLEY SPRINGS
P.112
P. 120
P.45
6
29
19



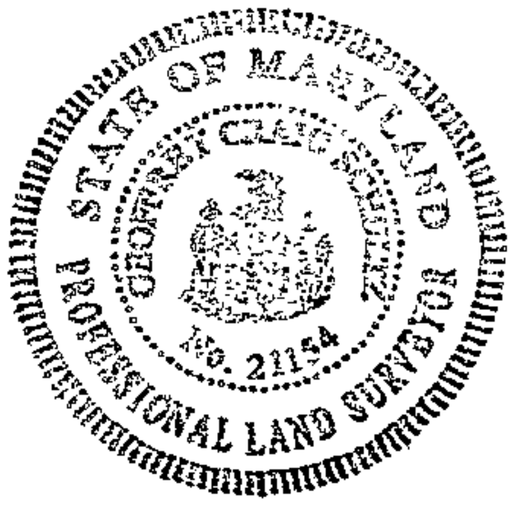
DENSITY SUMMARY

RC-2 PARCEL 1 (4.74 AC)	2 LOTS
RC-2 PARCEL 2 (12.95 AC)	2 LOTS
RC-2 PARCEL 3 (0.60 AC)	0 LOTS
RC-4 PARCEL (32.31 AC x 0.20)	6 LOTS
TOTAL=	10 LOTS

NOTE: RC-2 DENSITY FOR PARCELS BETWEEN 2 AND 149 ACRES IS 2 LOTS

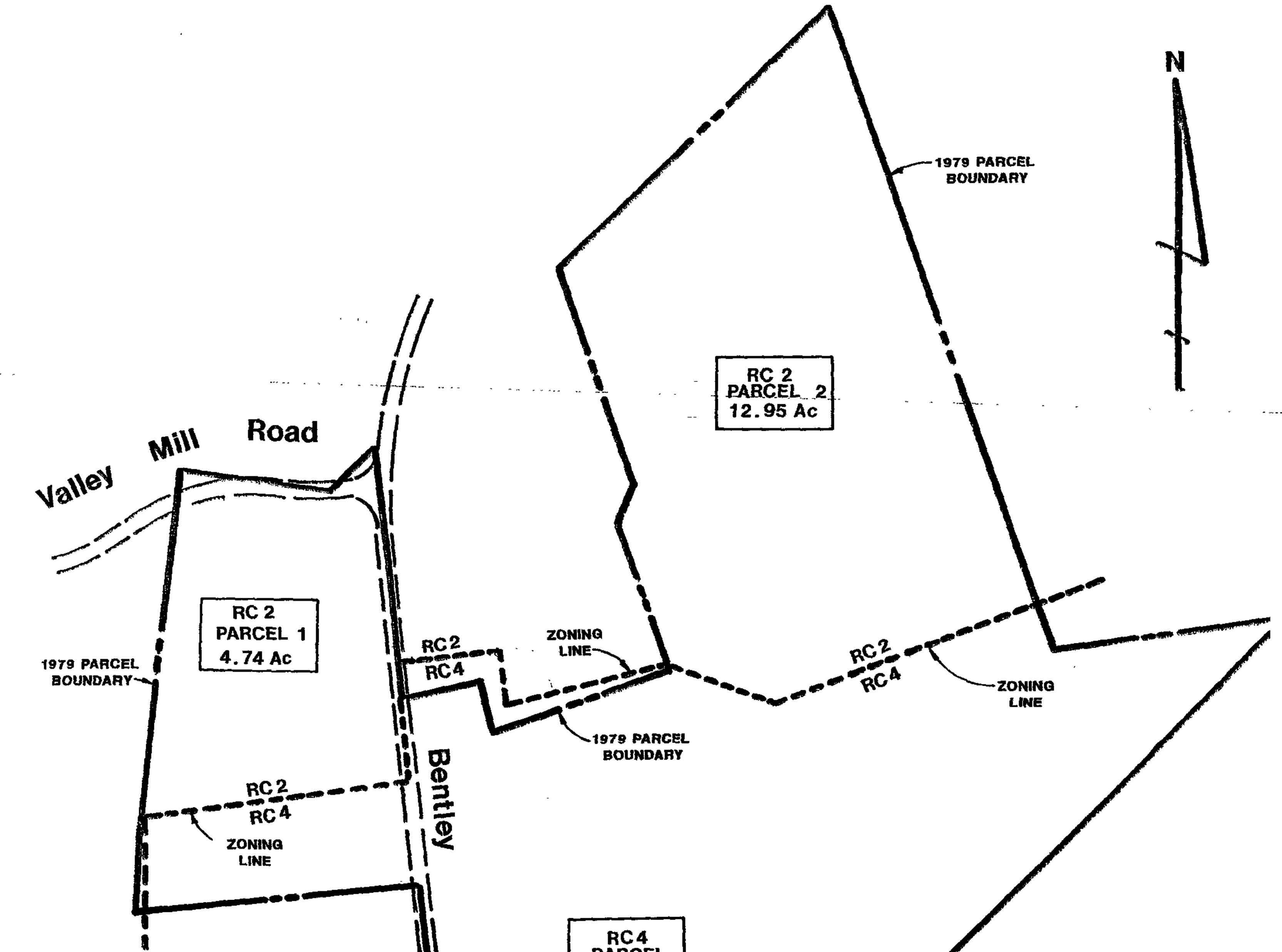
1979
CONFIGURATION
WILSON PROPERTIES

SCALE 1"=200' **MAY 5,2003**



8

McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE 5 SHAWAN ROAD
COCKEYSVILLE, MD 21030
PHONE - (410) 527-1555


N
1979 PARCEL BOUNDARY
RC 2
PARCEL 2
12.95 Ac
Valley Mill Road
RC 2
PARCEL 1
4.74 Ac
1979 PARCEL BOUNDARY
RC2
RC4
ZONING LINE
1979 PARCEL BOUNDARY
RC2
RC4
ZONING LINE
Bentley
RC2
RC4
ZONING LINE
RC4

from the Director of the Department of Environmental Protection and Resource Management.

(2) The recommendations shall be provided to the Board of Appeals within 30 days after the Department is notified by certified mail, return receipt requested, by the petitioner of the filing of the petition for reclassification, unless the Department by written request to the Board of Appeals, with good cause shown, moves that additional time not to exceed an additional 30 days is required to prepare and file said recommendations with the Board of Appeals.

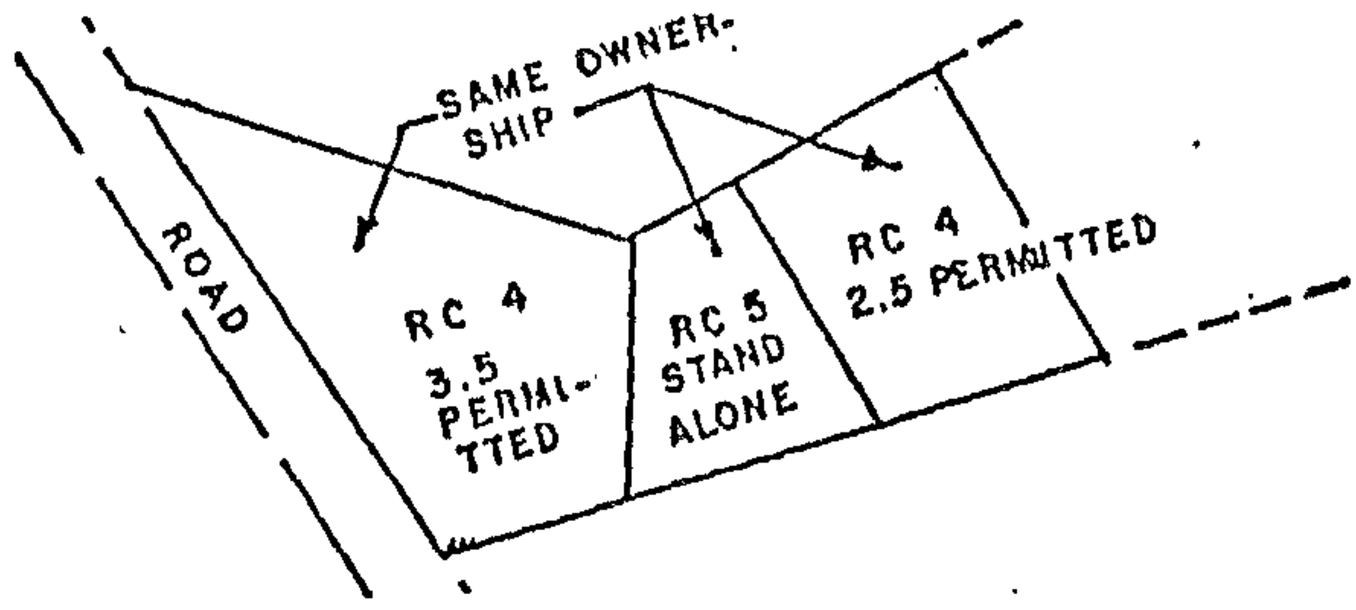
B. The meeting of criteria established in this article for the filing of zoning reclassification petitions shall not in itself be sufficient grounds to reclassify property.

1A00.4 Plans and plats. Development plans and final subdivision plats shall be required in the manner prescribed under Section 1B01.3, and, for the purpose of this section, all references to D.R. Zones shall include the R.C. Zones.

1A00.5 Application to tract divided by zone boundary. Whenever a single tract is divided by a zone boundary so that portions of such a tract lie within R.C. Zones of different classifications, the total number of dwellings or density units permitted shall apply to each tract individually and, for the purpose of these regulations, shall be considered as separate parcels.

1A00.5.a TRACTS DIVIDED BY ZONE BOUNDARIES - If R.C. zoned land under the same ownership is separated by a different R.C. zone, then the density should be calculated and utilized by each zone parcel. In the following example the R.C. 4 density would be two for one parcel and three for the other. The five lots would have to be located in the respective permitted density parcels of the property. The R.C. 5 area would be figured and utilized separately.

(1) If R.C. zoned land is proposed to be clustered in the same zone, on the same property, across another zone, a special hearing would be required before the Zoning Commissioner. In the following example a special hearing would be required to request that density units be clustered in either of the R.C. zoned land.



1A00.5.b LOTS DIVIDED BY ZONE LINES - The following guidelines have been formulated so that this matter can be handled consistently:

(1) CONDITIONS:

a. A house may not straddle an R.C. zone line.

b. Any lot must meet the minimum lot area, width and setback requirements of the zone in which the house is to be located.

c. The well and septic system must be located in the same zone as the house.

i. setbacks are measured to the property or street right-of-way and <u>not</u> the zone line.

d. When calculating density, if a lot contains enough area to meet the minimum lot size in each of the R.C. zones into which it extends; it counts as two density units used and not just one (i.e. one density unit subtracted from that allowed in each separate R.C. zone.)

(2) INTERPRETATION - This determination may be subject to a special hearing at the discretion of the Zoning Commissioner.

(3) See the following case: 89-52-SPH

f. Spirits manufacture, including the manufacture of alcohol to be used in gasoline/alcohol mixtures, but excluding the production of these mixtures. **[Bill Nos. 178-1979; 51-1993]**

g. Firewood operations. **[Bill No. 151-1992]**

h. Winery, including accessory retail and wholesale distribution of wine produced on-premises. Temporary promotional events, such as wine tastings or public gatherings associated with the winery, are permitted, within any limits set by the special exception. **[Bill No. 51-1993]**

i. Bottled water plant, if the source of the water is located on the same site as the plant, and provided that the Director of Environmental Protection and Resource Management makes a recommendation that the proposed facility will not adversely affect the quality or capacity of surface water or groundwater. **[Bill No. 51-1993]**

1A01.3 Height and area regulations.

A. Height regulation. No structure hereafter erected in an R.C.2 Zone shall exceed a height of 35 feet, except as otherwise provided under Section 300.

B. Area regulations. **[Bill No. 178-1979]**

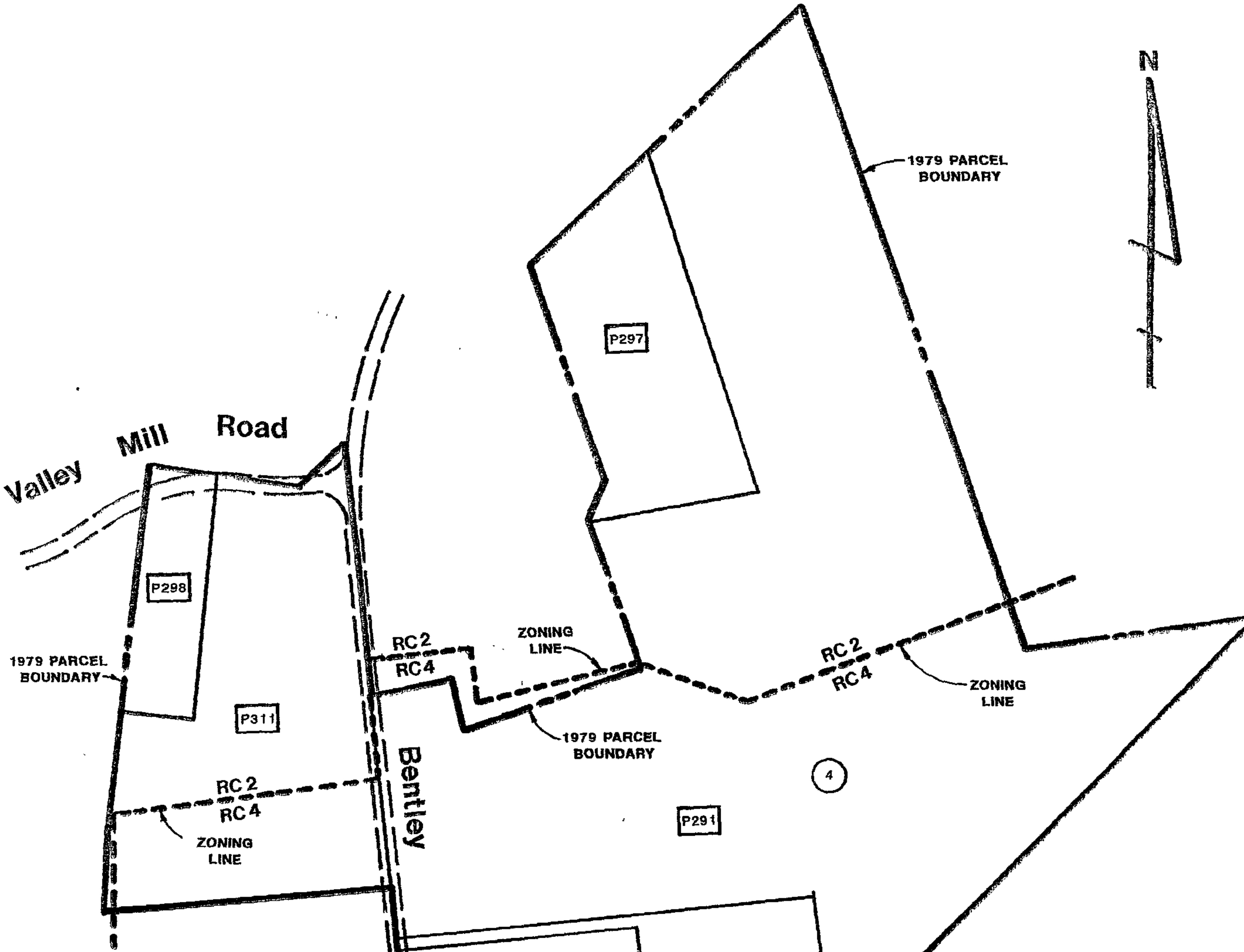
1. Subdivision lot density. No lot of record lying within an R.C.2 Zone and having a gross area of less than two acres may be subdivided. No such lot having a gross area between two and 100 acres may be subdivided into more than two lots (total), and such a lot having a gross area of more than 100 acres may be subdivided only at the rate of one lot for each 50 acres of gross area. In cases where land in single ownership is crossed by existing or proposed roads, rights-of-way or easements, the portions of land on either side of the road, right-of-way or easement shall not be considered separate parcels for the purpose of calculating the number of lots of record, with the exception that any zoning petition site plan, subdivision plan or record plat filed with or approved by the county between November 27, 1979, and October 1, 1990, shall not be so affected and be considered valid, provided as to any zoning petition pending on appeal, that it be upheld on appeal. **[Bill No. 199-1990]**

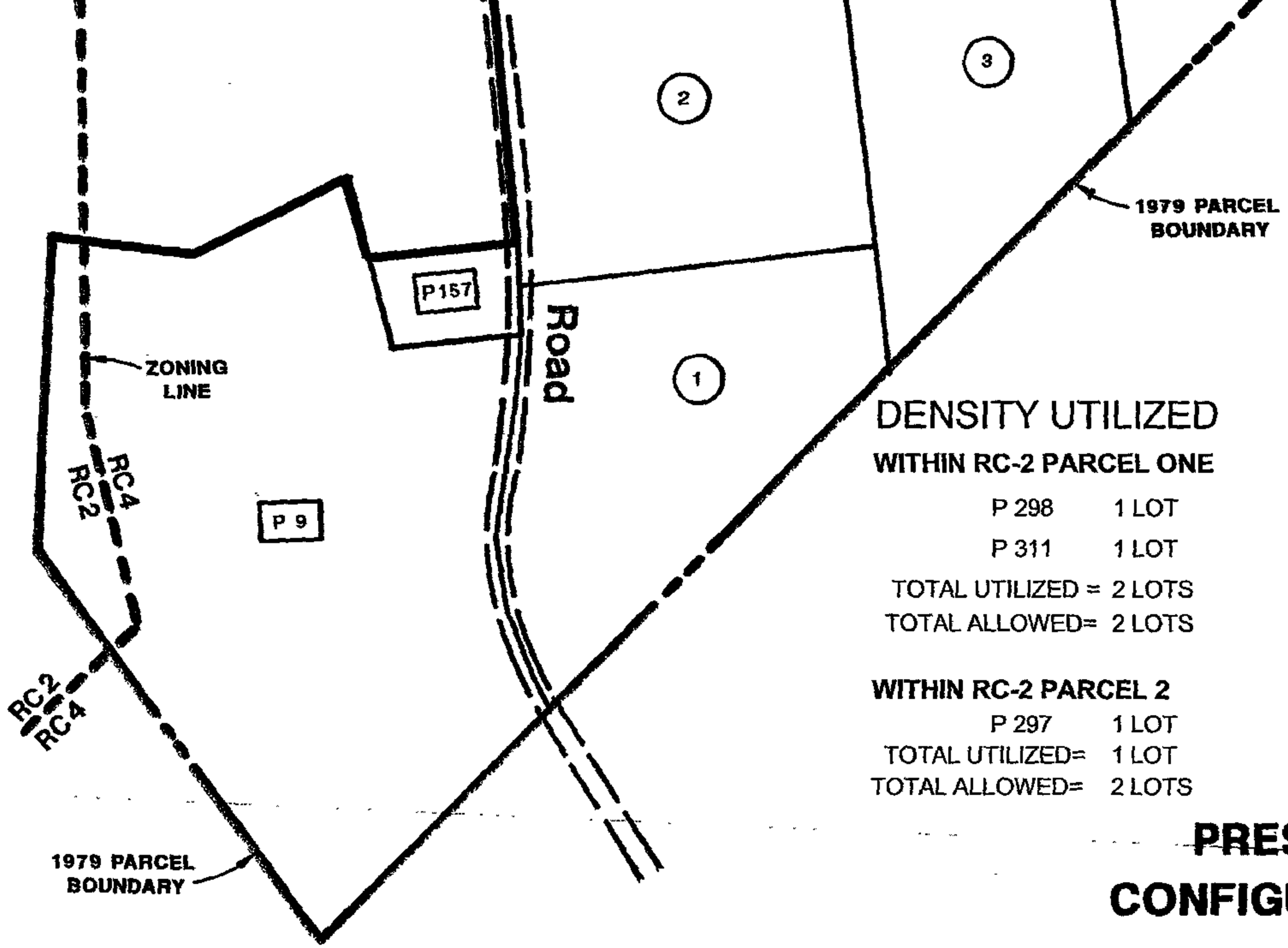
2. Lot size. A lot having an area less than one acre may not be created in an R.C.2 Zone.

3. Setback requirements. No principal structure or dwelling (whether or not it is a principal structure) in an R.C.2 Zone may be situated within 75 feet of the center line of any street or within 35 feet of any lot line other than a street line.

4. Principal dwellings per lot. No more than one principal dwelling is permitted on any lot in an R.C.2 Zone.

1A01.4 Maryland Agricultural Land Preservation Program. The use or development of land in an agricultural district established in accordance with § 2-509 of the Agricultural


N
1979 PARCEL BOUNDARY
P297
Valley Mill Road
P298
1979 PARCEL BOUNDARY
P311
RC2
RC4
ZONING LINE
RC2
RC4
ZONING LINE
1979 PARCEL BOUNDARY
RC2
RC4
ZONING LINE
Bentley
4
P291



DENSITY UTILIZED

WITHIN RC-2 PARCEL ONE

P 298	1 LOT
P 311	1 LOT
TOTAL UTILIZED =	2 LOTS
TOTAL ALLOWED=	2 LOTS

WITHIN RC-2 PARCEL 2

P 297	1 LOT
TOTAL UTILIZED=	1 LOT
TOTAL ALLOWED=	2 LOTS

WITHIN RC-2 PARCEL 3

TOTAL UTILIZED=	0 LOTS
TOTAL ALLOWED=	0 LOTS

WITHIN RC-4 PARCEL

P 291	4 LOTS
P 9	1 LOT
TOTAL UTILIZED=	5 LOTS
TOTAL ALLOWED=	6 LOTS

PRESENT CONFIGURATION

WILSON PROPERTIES

SCALE 1"=200' MAY 5,2003

STATE OF MARYLAND
GEOFFREY CRAIG SCHULTZ
No. 21154
PROFESSIONAL LAND SURVEYOR

13

McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE 5 SHAWAN ROAD
COCKEYSVILLE, MD 21030
PHONE - (410) 527-1555

Sec. 26-171. Limited exemptions.

(a) The following development is exempt from division 2 of this article, except that all development in an R.C. 6 zone is subject to section 26-202(c)(3). Compliance with divisions 3, 4 and 5 is required as is compliance with all applicable zoning regulations.

(1) The building or preparation of land for building for a dwelling for one (1) or two (2) families (i) on a single lot or tract which is not part of a recorded plat, or (ii) on a lot or lots exempt from the lapse provisions of section 26-216.

(2) The building or preparation of land for building on a lot of record lawfully in effect at the time of the building or preparation of the land for building if the lot of record did not result from a subdivision of land exempt under section 26-170.

(3) The construction of one (1) tenant house or the location of one (1) trailer on a farm tract.

(4) The subdivision of property pursuant to court order, a will or the laws of interstate succession.

(5) The resubdivision or lot line adjustment of industrially zoned or commercially zoned parcels of land which have been the subject of a previously approved plan and recorded plat.

(6) The subdivision of land into three (3) or fewer lots for residential single-family dwellings, provided that they are not served by a panhandle driveway. If the lots are served by a panhandle driveway, the development is exempt from the requirements of sections 26-202 and 26-205 only.

(7) The construction of residential accessory structures or minor commercial structures.

(8) The construction of a building owned and operated by a county volunteer fire, ambulance or rescue company which is used primarily for storage or training purposes, fund-raising activities, or other purposes related to rescue or fire-suppression activities.

(9) Lot line adjustments in residential zones which are not part of an approved final development plan or zoning plan.

(10) A subdivision of land into three (3) or fewer lots recorded prior to January 26, 1990.

(b) The following development is exempt from the community input meeting and hearing officer's hearing pursuant to sections 26-202 and 26-206, except that all development in an R.C. 6 zone is subject to section 26-202(c)(3):

(1) Lot line adjustments, including the combination of lots or parcels.

(2) The subdivision of property pursuant to court order, a will or the laws of intestate succession.

(3) Amendments to an approved plan or plat which do not materially alter the proposed development.

(4) The subdivision of land in an approved state agricultural land preservation district or county agricultural easement for the purpose of the conveyance of lot(s) to the owner or his children pursuant to title 2, subtitle 5 of the agricultural article of the Annotated Code of Maryland and article XI of the Baltimore County Code. The use or development of land in a county agricultural easement established in accordance with section 14-457 of article XI of the Baltimore County Code, shall be governed by agricultural land preservation provisions enacted by the county council pursuant to section 14-461 of that article in the case of any conflict between those provisions and the Baltimore County zoning regulations.

(5) The subdivision of a farm tract into two (2) lots.

(6) The subdivision of land into three (3) or fewer lots for residential single-family dwellings.

(7) The construction of accessary structures.

D10 REAR

(15)

51

B

Mad
Amended 5th + Final
1-23-86
HM

IN THE MATTER OF
THE ESTATE OF
BESSIE MARIE WILSON
DECEASED JANUARY 1, 1982

* BEFORE THE
* ORPHANS' COURT
* FOR
* BALTIMORE COUNTY
* ESTATE NO.: 49518

* * * * * * * * *

AMENDED
FIFTH AND FINAL ACCOUNT

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Fifth and Final Account of Edgar Glenn Wilson, Personal Representative of the Estate of Bessie Marie Wilson, deceased January 1, 1982, respectfully represents unto Your Honors:

Held from Fourth Account		$67,938.10
County Taxes		40.00
Sale of three acres to Donald and Frances Turnbaugh		1,500.00
Sale of four acres to Robert Lee Wilson		2,000.00
Sale to Edgar Glenn Wilson		9,423.00
TOTAL ESTATE ACCOUNTED FOR		$80,901.10

And your accountant claims allowance for the following payments and disbursements:

Baltimore County (Perk test)	40.00	
Ramsey Gimmill (Dig Perk Test Holes)	200.00	
C. A. Myers (Balance of Survey Bill	1,500.00	
Real Estate Commissions on sale of 26 acres to Craig E. S. Hihn and Deborah A. Hihn	2,000.00	
1/2 expenses of sale of 26 acres	650.00	$ 4,390.00
Register of Wills, Baltimore County		
Invoice #27089	15.00	
Petition for Counsel Fee	10.00	
This Account	4.00	29.00

D11

REAR

1

52

This Accountant's Commissions-Waived		
Register of Wills-Tax on Commissions		
1% on 920,000.00	200.00	
1/5 of 1% on 956,482.10	112.96	$ 312.96
Jerry S. Sopher, Counsel Fee		$ 1,000.00
TOTAL PAYMENTS AND DISBURSEMENTS		$ 5,731.96
TOTAL ESTATE ACCOUNTED FOR		$80,901.10
Total Payments and Disbursements		5,731.96
Balance Subject to Inheritance Tax		75,169.14
Register of Wills - State Inheritance Tax		751.69
Balance for Distribution		74,417.75

DISTRIBUTION:

1. Clayton Earle Wilson, son	$14,302.22
2. Allen Morris Wilson, son	$14,302.22
3. Clinton Merle Wilson, son	$14,302.22
4. Frances Ilene Turnbaugh, daughter	$11,104.43
5. Edgar Glenn Wilson, son	$11,104.43
6. Robert L. Wilson, son	$ 9,302.22

TOTAL DISTRIBUTION	$74,417.75
Total Payments and Disbursements	5,731.96
Inheritance Tax	751.69 694.37
Distribution	74,417.75
TOTAL ESTATE ACCOUNTED FOR:	$80,901.10

I do solemnly declare and affirm under the penalties of perjury that the contents of the aforegoing documents are true and correct to the best of my knowledge, information and belief, and that notice has been given to all interest parties in accordance with Article 93, Section 7-301. Also, I have made a diligent search and there are no other assets belonging to the decedent, and I have complied with Article 93, Section 7-301, of the Annotated Code of Maryland.

Approved by the Orphans Court of Dalto. County, Date 4/23/86

Edgar Glenn Wilson
Personal Representative
Estate of Bessie [illegible]

Judges

·7110 · 8:0

DEED FEE SIMPLE INDIVIDUAL GRANTOR LONG FORM

DEED PREPARED WITHOUT TITLE EXAMINATION

RESNICK, SOPHER & PERLOW, P.A
1 East Redwood Street
Baltimore, Md. 21202
539-5878

16A

This Deed, MADE THIS 10th day of September

in the year one thousand nine hundred and eighty-five by and between

EDGAR GLENN WILSON, Personal Representative of the Estate of Bessie Marie Wilson,

party of the first part, and

DONALD TURNBAUGH and FRANCES ILENE TURNBAUGH, his wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of Fifteen Hundred Dollars ($1,500.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged,

the said party of the first part

D RCPF	16.00
D T TX	7.50
D TRCS	7.50
DEED	0 N
CHK JR T	31.00
#10046 C002 R02 T09:43	
03/24/86	

does grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's

personal representatives and assigns in fee simple, all

that lot of ground situate in Baltimore County, State of Maryland,

and described as follows, that is to say BEGINNING for the same at an old boundary pipe at the end of the South 26 degrees 30 minutes East 370 foot line as described in a Deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949, recorded among the Land Records of Baltimore county in Liber T.B.S. No. 1809 folio 286 etc., said pipe also being the beginning point described in a Deed from Bessie Wilson, Widow, to Donald L. Turnbaugh and wife, recorded in Liber E.H.K. Jr. No. 5199 folio 153 etc., running thence binding on the first above mentioned Deed reversely as now surveyed, North 19 degrees 26 minutes 24 seconds West 370.99 feet to an old boundary pipe, thence continuing the same course, North 19 degrees 26 minutes 24 seconds West 7.37 feet to a pipe and to intersect the North 40 degrees East 46 3/4 perches line as described in the second parcel of a Deed from Ella Kirk et al. to Grant Hare, dated September 13, 1927, recorded in Liber W.P.C. No. 287 folio 515 etc., said pipe also being in the North 40 degrees East 67.8 perches line in a Deed from Vora Matterson, widow, to George W. Radebaugh et al., dated August 23, 1963, recorded in Liber No. 4193 folio 34 etc., running thence binding on both of said Deeds as now surveyed, North 46 degrees 55 minutes 46 seconds East 280.22 feet to a pipe, thence by two lines of division, South 18 degrees 04 minutes 14 seconds East 595.39 feet to a pipe and South 80 degrees 17 minutes 59 seconds West 297.53 feet to a pipe and to the end of the North 80 degrees 05 minutes East 421.11 foot line in the aforementioned Deed from Bessie Wilson, widow, to Donald L. Turnbaugh and wife, thence binding on that Deed, North 23 degrees 40 minutes 21 seconds East 74.24 feet to the place of beginning, containing three acres (3.000) of land more or less.

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

MULTIPLE TRANSFER TAX
NOT APPLICABLE

DATE

DATE

BEING part of all that property which by Deed dated September 13, 1927, and recorded among the Land Records of Baltimore County in Liber C.W.C. No. 649, folio 8, was granted and conveyed by Edward A. Imwold and wife unto Clarence Wilson and Bessie Wilson, also known as Bessie Marie Wilson, his wife. The said Clarence Wilson departed this life on or about March 23, 1972, leaving the said Bessie Marie Wilson surviving him and the said Bessie Marie Wilson departed this life on or about January 1, 1982. See Estate No. 49518 in the Orphans' Court for Baltimore County wherein the said Edgar Glenn Wilson was appointed Personal Representative of the Estate of Bessie Marie Wilson.

Together with the buildings 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 lot of ground and premises to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's personal representatives ~~successors~~ and assigns, in fee simple.

And the said party of the first part hereby covenants ~~that~~ ~~not knowing anything to the contrary the property hereby conveyed~~ ~~that~~ ~~will execute such further assurances of the same as may be requisite~~ and that he will execute such further assurances of the same as may be requisite

Witness the hand and seal of said grantor

Test

Jerry S. Sopher

Edgar Glenn Wilson (SEAL)
Edgar Glenn Wilson
Personal Representative of
the Estate of Bessie Marie Wilson

(SEAL)

State of Maryland, Baltimore County, to wit

I Hereby Certify, That on this 16th day of September, in the year one thousand nine hundred and eighty-five, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Edgar Glenn Wilson, Personal Representative of the Estate of Bessie Marie Wilson, known to me (or satisfactorily proven) to be the person whose name is are subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

Jerry S. Sopher
Notary Public

My Commission expires:
July 1, 1986.

RETURN TO:

DEED FEE SIMPLE INDIVIDUAL GRANTOR CONSTFORM

RESNICK, SOPHER & PERLOW, P.A.
1 East Redwood Street
Baltimore, Md. 21202

DEED PREPARED WITHOUT TITLE EXAMINATION

16B

This Deed, MADE THIS 16th day of September

in the year one thousand nine hundred and eighty-five by and between

EDGAR GLENN WILSON, Personal Representative of the Estate of Bessie Marie Wilson,

of party of the first part, and

ROBERT LEE WILSON and FRANKIE SUE WILSON, his wife, parties

of the second part.

REC/F 16.00
TX 10.00
DOCS 10.00
DEED 0
LHK JR T 36.00
M09172 C002 R02 T09:53
03/20/86

WITNESSETH, That in consideration of the sum of Two Thousand Dollars ($2,000.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged,

STATE OF MARYLAND
ASSESSMENTS & TAXATION
JR 3-20-86
CLERK DATE

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE DATE 3-20-86

the said party of the first part

does grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's

personal representatives and assigns, in fee simple, all

those lot s of ground situate in Baltimore County, State of Maryland,

and described as follows, that is to say, BEGINNING for the first at an old boundary pipe in or near the center of the abandoned road-bed of Valley Mill Road and being approximately 45 feet North of the center of the present road-bed of Valley Mill Road, said pipe also being at the end of the North 2 degrees East 29 perches line in the first parcel of land described in a Deed from Ella Kirk et al. to Grant Hare, dated July 3, 1905, recorded among the Land Records of Baltimore County in Liber W.P.C. No. 287 folio 515 etc., running thence binding on the firstparcel of that Deed South 82 degrees 25 minutes 23 seconds East 115.02 feet to a point in or near the center of the abandoned road and on the Northermost edge of the present road-bed of Valley Mill Road, thence crossing that road by a new line of division, South 06 degrees 28 minutes 05 seconds West 399.77 feet to a pipe, thence by another line of division, North 83 degrees 31 minutes 55 seconds West 115.00 feet to an old boundary concrete monument at the end of the South 1 degree West 360.6 foot line in a Deed from Clarence Wilson and wife to Robert L. Wilson and wife, dated May 18, 1959, recorded in Liber W.J.R. No. 3528 folio 532 etc., and also to intersect the first above mentioned Deed line, thence binding on that Deed and also binding reversely on the aforementioned Deed from Clarence Wilson and wife to Robert L. Wilson and wife, North 06 degrees 28 minutes 05 seconds East 360.6 feet to a point in the present road-bed of Valley Mill Road, thence continuing the same course and still binding on the first parcel of the Deed first above mentioned, North 06 degrees 28 minutes 05 seconds East 41.40 feet to the place of beginning, containing one acre and fifty-eight thousandths of an acre (1.058) of land more or less.

BEING part of all that property which by Deed dated September 13, 1927, and recorded among the Land Records of Baltimore County in Liber C.W.C. No. 649, folio 8, was granted and conveyed by Edward A. Imwold and wife unto Clarence Wilson and Bessie Wilson, also known as Bessie Marie Wilson, his wife. The said Clarence Wilson departed this life on or about March 21, 1972, leaving the said Bessie Marie Wilson surviving him and the said Bessie Marie Wilson departed this life on or about January 1, 1982. See Estate No. 49518 in the Orphans' Court for Baltimore County wherein the said Edgar Glenn Wilson was appointed Personal Representative of the Estate of Bessie Marie Wilson.

BEGINNING for the second thereof at a pipe at the end of the South 1 degree West 10 perches line as described in the first parcel of a Deed from Ambrose Hunt and wife to Clarence Wilson and wife, dated April 9, 1946, recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1451, folio 409, etc., running thence binding on the first parcel of that Deed as now surveyed, South 03 degrees 43 minutes 55 seconds West 246.70 feet to an old boundary pipe at the end of the North 04 degrees 40 minutes 40 seconds East 155.58 foot line in a Deed from Bessie Wilson, widow, to K. Glenn Wilson and wife, dated November 8, 1972, recorded in Liber R.H.K.Jr. No. 5322, folio 853, etc., thence binding on that Deed reversely and still binding on the first above mentioned Deed, South 03 degrees 43 minutes 55 seconds West 51.20 feet to a pipe, thence by two lines of division as now surveyed, North 86 degrees 16 minutes 05 seconds West 356.62 feet to a pipe and North 03 degrees 43 minutes 55 seconds East 338.39 feet to an old boundary concrete monument and to intersect the North 32 degrees East 117 3/4 perches line in the first parcel of the first above mentioned Deed, said concrete monument also being at the end of the South 78 degrees West 248 foot line in a Deed from Clarence Wilson and wife to Robert L. Wilson and wife, dated January 21, 1963, recorded in Liber R.R.G. No. 4102, folio 247, etc., thence binding on the last mentioned Deed reversely, North 84 degrees 59 minutes 22 seconds East 248.27 feet and to the end of the South 78 degrees West 117.1 foot line in a Deed from Clarence Wilson and wife to Robert L. Wilson and wife, dated May 18, 1959, recorded in Liber W.J.R. No. 3528, folio 532, etc., thence binding on that Deed reversely, North 84 degrees 59 minutes 22 seconds East 117.20 feet to an old boundary concrete monument and to intersect the first above mentioned Deed line, thence binding on that Deed line, South 06 degrees 28 minutes 05 seconds West 96.15 feet to the place of beginning, containing three acres (3.000) of land more or less.

BEING a part of the first parcel of land described in the above mentioned Deed from Ambrose Hunt and wife to Clarence Wilson and Bessie Wilson, his wife, dated April 9, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1451, folio 409, etc.

As surveyed October 27, 1982, for Robert L. Wilson and wife.

Together with the buildings 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 lot s of ground and premises to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's personal representatives/~~successors~~ and assigns , in fee simple

And the said party of the first part hereby covenants ~~that he has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that xxxx

LIBER 7150 PAGE 332

DEED FEE SIMPLE INDIVIDUAL GRANTOR CONSTRUCTION

RESNICK, SOPHER & PERLOW, P.A.
1 East Redwood Street
Baltimore, Md. 21202
539-5070

DEED PREPARED WITHOUT TITLE EXAMINATION

16c

This Deed, MADE THIS 16th day of September

in the year one thousand nine hundred and eighty-five by and between

EDGAR GLENN WILSON, Personal Representative of the Estate of Bessie Marie Wilson,

party of the first part, and

EDGAR GLENN WILSON and FRANCES P. WILSON, his wife, parties

of the second part.

RECF	16.00
TX	47.11
DOCS	47.50
DEED	0 N
CHK JR T	110.61
CHK JR	110.61
	0 N
	0 N

WITNESSETH, That in consideration of the sum of Nine Thousand Four Hundred Twenty-Three dollars ($9,423.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part

R16T1 L001 R02 T10:38
05/07/86

STATE DEPARTMENT OF ASSESSMENTS & TAXATION

CLERK DATE

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

SIGNATURE DATE

does grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and such survivor's personal representatives and assigns, in fee simple, all those lot s of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say, BEGINNING for the first at a point in or near the centerline of the present road-bed of Valley Mill Road at the end of the South 87 degrees East 144 perches line as described in the first parcel of a Deed from Ella Kirk et al. to Grant Baro, dated July 1, 1905, recorded among the Land Records of Baltimore County in Liber W.P.C. no. 287 folio 515 etc., running thence binding on the first parcel of that Deed as now surveyed, North 46 degrees 55 minutes 46 seconds East 105.00 feet to a point in Bentley Road and to the beginning point described in a Deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949, recorded in Liber T.B.S. No. 1805 folio 286 etc. thence binding on that Deed reversely by correcting the quadrant of the bearing, South 11 degrees 07 minutes 20 seconds East 100.00 feet to a pipe on the East side of Bentley Road and to the end of the South 81 degrees 53 minutes 41 seconds West 433.91 foot line in a Deed from Bessie Wilson, widow, to Donald L. Turnbaugh and wife, recorded in Liber E.H.K.Jr. No. 5399 folio 353 etc., thence binding on that Deed the two following lines, South 84 degrees 16 minutes 34 seconds West 25.87 feet to a nail in or near the center of Bentley Road, thence running in that road, South 07 degrees 17 minutes 09 seconds East 92.59 feet and to the end of the North 07 degrees 30 minutes West 238.48 foot line in a Deed from Bessie Wilson, widow, to Clinton Merle Wilson and wife, recorded in Liber E.H.J.Jr. No. 5399 folio 351 etc., thence binding on that Deed reversely and still running in Bentley Road, South 07 degrees 17 minutes 09 seconds East 238.48 feet to a railroad spike in or near the center, thence by a line of division, South 07 degrees 59 minutes 41 seconds East 317.07 feet and to the end of the north 86 degrees 14 minutes 10 seconds East 466.30 foot line in a Deed from Bessie Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972, recorded in Liber F.H.K.Jr. No. 5322 folio 853 etc., thence leaving the road and binding on that Deed reversely, South 85 degrees 17 minutes 25 seconds West 466.30 feet to a pipe in an old abandoned road and to intersect the South 2 degrees East 59 perches line as described in the first parcel of a Deed from Ambrose Hunt and wife to Clarence Wilson and wife, dated April 9, 1946, recorded in Liber R.J.S. No. 1451 folio 409 etc., thence binding on that Deed reversely the two following lines and running in an old abandoned road, North 01 degrees 41 minutes 55 seconds East 246.70 feet to a pipe and North 06 degrees 28 minutes 05 seconds East 96.15

feet to an old boundary concrete monument at the end of the South 1 degree West 360.6 foot line in a Deed from Clarence Wilson and wife to Robert L. Wilson and wife, dated May 18, 1959, recorded in Liber W.J.R. No. 3528 folio 532 etc., thence by two lines of division, South 83 degrees 31 minutes 55 seconds East 115.00 feet to a pipe and North 06 degrees 28 minutes 05 seconds East 399.77 feet to a point in or near the center of the abandoned Valley Mill Road and on the Northernmost edge of the present road-bed of Valley Mill Road and to intersect the first above mentioned Deed line, thence running in Valley Mill Road and binding on said Deed, South 85 degrees 25 minutes 23 seconds East 123.27 feet to the place of beginning, containing five acres and two hundred eighty-two thousandths of an acre (5.282) of land more or less.

BEGINNING for the second thereof at an old boundary pipe at the end of the South 83 degrees 03 minutes West 179.85 foot line as described in a Deed from Bessie Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972, recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5322, folio 853, etc., running thence binding on that Deed reversely as now surveyed, North 82 degrees 06 minutes 15 seconds East 179.85 feet to a point in or near the centerline of the present road-bed of Bentley Road, thence running in or near the center of that road, Souht 04 degrees 49 minutes 49 seconds East 130.96 feet to a nail, thence by two lines of division, South 85 degrees 30 minutes 17 seconds West 167.15 feet to a pipe, and North 10 degrees 44 minutes 00 seconds West 121.00 feet to the place of beginning, containing five hundred thousandths of an acre (0.500) of land more or less.

BEING part of all that property which by Deed dated September 13, 1927, and recorded among the Land Records of Baltimore County in Liber C.W.C. No. 649, folio 18, was granted and conveyed by Edward A. Imwold and wife unto Clarence Wilson and Bessie Wilson, also known as Bessie Marie Wilson, his wife. The said Clarence Wilson departed this life on or about March 23, 1972, leaving the said Bessie Marie Wilson surviving him and the said Bessie Marie Wilson departed this life on or about January 1, 1982. See Estate No. 49518 in the Orphans' Court for Baltimore County wherein the said Edgar Glenn Wilson was appointed Personal REpresentative of the Estate of Bessie Marie Wilson.

649/18

LIBER 7150 PAGE 333

TOGETHER with the buildings 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 lot s of ground and premises to the said to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's personal representatives and assigns, in fee simple.

AND the said party of the first part hereby covenant s that [redacted] and that he will execute such further assurances of the same as may be requisite

WITNESS the hand and seal of said grantor.

Test

Jerry S. Sopher

Edgar Glenn Wilson (SEAL)
Edgar Glenn Wilson
Personal Representative of the
Estate of Bessie Marie Wilson

_____ (SEAL)

STATE OF MARYLAND, Baltimore County, to wit.

I HEREBY CERTIFY, That on this 16th day of September, in the year one thousand nine hundred and eighty-five, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Edgar Glenn Wilson, Personal Representative of the Estate of Bessie Marie Wilson, known to me (or satisfactorily proven) to be the person whose name is are subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same

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

Jerry S. Sopher
Notary Public

My Commission expires:
July 1, 1986.

PLEASE RETURN TO:
BAY STATE TITLE COMPANY
1 EAST REDWOOD STREET
SUITE 401
BALTIMORE, MD. 21202
301 - 539-5878

Click here for a plain text ADA compliant screen.

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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New Search

Account Identifier: **District** - 06 **Account Number** - 2200003984

Owner Information

Owner Name:	MATHEWS HERBERT G,3RD	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	PO BOX 414 PARKTON MD 21120-0414	**Deed Reference:**	1) /11073/ 250 2)

Location & Structure Information

Premises Address
904 BENTLEY RD

Zoning

Legal Description
3 AC
904 BENTLEY RD
BENTLEY HILLS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
6	24	291					1	81	Plat Ref: 62/ 38

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		3.00 AC	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	37,000	43,000		
Improvements:	0	0		
Total:	37,000	43,000	39,000	41,000
Preferential Land:	0	0	0	0

Transfer Information

Seller:	ISENNOCK CARL RONALD	**Date:**	06/07/1995	**Price:**	$90,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/11073/ 250	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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Account Identifier: **District** - 06 **Account Number** - 2200003985

Owner Information

Owner Name:	KOOKER ROBERT W KOOKER DARBY B	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	908 BENTLEY RD FREELAND MD 21053	**Deed Reference:**	1) / 9592/ 751 2)

Location & Structure Information

Premises Address	Zoning	Legal Description
908 BENTLEY RD		3.029 AC BENTLEY HILLS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
6	24	291					2	81	Plat Ref: 62/ 38

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1993	2,138 SF	3.02 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	42,070	48,080		
Improvements:	151,990	161,590		
Total:	194,060	209,670	199,263	204,466
Preferential Land:	0	0	0	0

Transfer Information

Seller:	ISENNOCK CARL RONALD	**Date:**	02/02/1993	**Price:**	$65,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 9592/ 751	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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Account Identifier: **District** - 06 **Account Number** - 2200003986

Owner Information

Owner Name:	MURPHY MICHAEL F BUTZ ARLENE M	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	912 BENTLEY RD FREELAND MD 21053	**Deed Reference:**	1) / 9249/ 364 2)

Location & Structure Information

Premises Address	Zoning	Legal Description
912 BENTLEY RD		3.019 AC BENTLEY HILLS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
6	24	291					3	81	Plat Ref: 62/ 38

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1996	3,864 SF	3.01 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	42,030	48,040		
Improvements:	322,610	356,770		
Total:	364,640	404,810	378,030	391,420
Preferential Land:	0	0	0	0

Transfer Information

Seller:	ISENNOCK CARL RONALD	**Date:**	06/26/1992	**Price:**	$66,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 9249/ 364	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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New Search

Account Identifier: **District** - 06 **Account Number** - 2200003987

Owner Information

Owner Name:	SCHMIDT PAUL SCHMIDT PAULA	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	219 SCOTT ST BALTIMORE MD 21230-2107	**Deed Reference:**	1) /13455/ 322 2)

Location & Structure Information

Premises Address
916 BENTLEY RD

Zoning

Legal Description
21.735 AC
916 BENTLEY RD
BENTLEY HILLS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
6	24	291					4	81	Plat Ref: 62/ 38

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		21.73 AC	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	78,270	89,460		
Improvements:	0	0		
Total:	78,270	89,460	82,000	85,730
Preferential Land:	0	0	0	0

Transfer Information

Seller:	SCHMIDT PAUL	**Date:**	01/15/1999	**Price:**	$65,000
Type:	UNIMPROVED ARMS-LENGTH	**Deed1:**	/13455/ 322	**Deed2:**	
Seller:	SCHMITT ROBERT G	**Date:**	05/29/1998	**Price:**	$130,000
Type:	UNIMPROVED ARMS-LENGTH	**Deed1:**	/12895/ 618	**Deed2:**	
Seller:	ISENNOCK CARL RONALD	**Date:**	12/31/1991	**Price:**	$125,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 9012/ 792	**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

LIBER 6802 PAGE 048

P. 291

This Deed, MADE THIS 26th day of September

in the year one thousand nine hundred and eighty-four by and between EDGAR GLENN WILSON, Personal Representative of the Estate of Bessie Wilson,

of Baltimore County, State of Maryland, party of the first part, and CARL RONALD ISENNOCK and DARLENE H. ISENNOCK, his wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of Seventy Thousand Dollars ($70,000.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged

B RC/F 16.00
B T TX 350.00
B DOCS 350.00
DEED 0 #
EHK JR T 716.00
#79234 C004 R01 T12:25
10/17/84

the said party of the first part

does grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's

personal representatives and assigns, in fee simple, all

that lot of ground situate in Baltimore County, State of Maryland

and described as follows, that is to say:

FOR DESCRIPTION: See Exhibit "A" attached hereto and made a part hereof.

BEING part of all that lot or tract of land which by Deed dated September 13, 1927 and recorded among the Land Records of Baltimore County in Liber C.W.C. No. 649, folio 18, was granted and conveyed by Edward A. Imwold and wife, unto Clarence Wilson and Bessie Wilson, his wife. The said Clarence Wilson having since departed this life on or about March 23, 1972, vesting title in the said Bessie Wilson. The said Bessie Wilson, also known as Bessie Marie Wilson also having since departed this life on or about January 1, 1982, and by Order of the Orphans Court for Baltimore County, in Estate No. 49518, the said Edgar Glenn Wilson was appointed Personal Representative of the Estate of Bessie Marie Wilson on January 7, 1982.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE LETTER OF INTENT
SIGNATURE DATE 10-16-84

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
10/10/84
CLERK

Exhibit "A"

ALL that lot or parcel of land situate, lying and being in the Sixth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a pipe at the end of the North 40 degrees East 46 3/4 perches line as described in the second parcel of a deed from Ella Kirk et al. to Grant Hare, dated July 3, 1905, recorded among the Land Records of Baltimore County in Liber W.P.C. No. 287 folio 515 etc., said pipe also being at the end of 208.68 feet in the South 24½ degrees East 83 perches line in a Deed from Edward A. Stocksdale to Charles C. Culpepper, dated March 10, 1919, recorded in Liber W.P.C. No. 508 folio 486 etc., running thence binding on the last mentioned Deed as now surveyed, South 18 degrees 04 minutes 14 seconds East 1160.82 feet to an old boundary stone, thence binding on the open or given line in the last mentioned Deed and also binding on the line of possession, North 83 degrees 48 minutes 43 seconds East 400.62 feet to a large black oak tree called for in said Deed, said black oak tree also being mentioned as the end of the North 82 degrees West 60¼ perches line in a Deed from Robert L. Sumlin and wife to Heinta W. Bade and wife, dated August 29, 1980, recorded in Liber E.H.K.Jr. No. 6200 folio 376 etc., thence binding on that Deed and also binding on the South 36 degrees 50 minutes West 145 perches line in the second parcel of the Deed first above mentioned, South 45 degrees 39 minutes 48 seconds West 1954.99 feet to a railroad spike in or near the centerline of the present road-bed of Bentley Road, thence running in or near the center of that road the five following lines as now surveyed for new lines of division, North 24 degrees 13 minutes 40 seconds West 36.69 feet, North 17 degrees 08 minutes 25 seconds West 85.34 feet, North 02 degrees 27 minutes 44 seconds West 87.00 feet, North 04 degrees 48 minutes 27 seconds East 101.05 feet and North 02 degrees 34 minutes 50 seconds East 119.38 feet and to the Southeasternmost corner of that parcel of land to be conveyed to E. Glenn Wilson and wife, thence binding on the Easternmost line of that parcel and still running in the center of Bentley Road, North 04 degrees 49 minutes 49 seconds West 130.96 feet and to the end of the South 05 degrees 04 minutes 10 seconds East 380.90 foot line in a Deed from Bessie Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972, recorded in Liber E.H.K.Jr. No. 5322 folio 853 etc., thence binding on that Deed reversely and still running in the center of Bentley Road, North 06 degrees 00 minutes 55 seconds West 380.90 feet, thence by a line of division, North 07 degrees 59 minutes 41 seconds West 317.07 feet to a railroad spike in or near the center of Bentley Road at the beginning on the North 07 degrees 30 minutes West 238.48 foot line in a Deed from Bessie Wilson, widow, to Clinton Merle Wilson and wife, recorded in Liber E.H.K. Jr. No. 5399 folio 351 etc., thence binding on that Deed reversely the four following lines, North 80 degrees 00 minutes 28 seconds East 152.86 feet to an old boundary pipe, South 11 degrees 15 minutes 39 seconds East 86.53 feet to an old boundary pipe, North 71 degrees 15 minutes 21 seconds East 322.82 feet to an old boundary pipe and North 18 degrees 36 minutes 58 seconds West 276.58 feet to a pipe and to the end of the North 80 degrees 05 minutes East 421.11 foot line in a Deed from Bessie Wilson, widow, to Donald L. Turnbaugh and wife, recorded in Liber E.H.K.Jr. No. 5399 folio 353 etc., thence by two lines of division, North 80 degrees 17 minutes 59 seconds East 297.53 feet to a pipe and North 18 degrees 04 minutes 14 seconds West 595.39 feet to a pipe and to intersect the first above mentioned Deed line, thence binding thereon, North 46 degrees 55 minutes 46 seconds East 373.55 feet to the place of beginning, containing thirty-one acres and six hundred eighty-two thousandths of an acre (31.682) of land more or less.

Together with the buildings 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 lot of ground and premises to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's personal representatives/~~successors~~ and assigns, in fee simple.

And the said party of the first part hereby covenants that he ~~not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that will warrant specially the property hereby granted; and that~~ will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor.

Test:

Jerry S. Sopher

Edgar Glenn Wilson (SEAL)
Edgar Glenn Wilson, Personal Representative of the Estate of Bessie Wilson

(SEAL)

State of Maryland, Baltimore County, to wit:

I Hereby Certify, That on this 26th day of September, in the year one thousand nine hundred and eighty-four, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared EDGAR GLENN WILSON, Personal Representative of the Estate of Bessie Wilson, known to me (or satisfactorily proven) to be the person whose name is/~~are~~ subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

Jerry S. Sopher *Notary Public*

My Commission expires:

July 1, 1986

JERRY S. SOPHER NOTARY PUBLIC BALTIMORE COUNTY, MD.

Rec'd for record OCT 17 1984 at 12:25 P.M.
Per Elmer H. Kahline, Jr., Clerk

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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STR

Account Identifier: **District** - 06 **Account Number** - 2000004487

Owner Information

Owner Name:	AMON RANDALL R AMON MARLENE L	**Use:**	AGRICULTURAL
		Principal Residence:	YES
Mailing Address:	901 BENTLEY RD FREELAND MD 21053-9518	**Deed Reference:**	1) /12501/ 374 2)

Location & Structure Information

Premises Address
901 BENTLEY RD

Zoning

Legal Description
26.210 AC
WS BENTLEY RD
1320FT SW VALLEY MILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
11	6	9						81	Plat Ref:

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2002	4,131 SF	26.21 AC	05

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	49,450	49,450		
Improvements:	521,590	572,820		
Total:	571,040	622,270	588,116	605,192
Preferential Land:	9,450	9,450	9,820	9,450

PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE

Transfer Information

Seller:	HEINECKER DEBORAH M	**Date:**	11/18/1997	**Price:**	$169,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/12501/ 374	**Deed2:**	
Seller:	HIHN CRAIG E S	**Date:**	03/18/1996	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/11485/ 41	**Deed2:**	
Seller:	WILSON BESSIE M	**Date:**	06/19/1985	**Price:**	$50,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 6944/ 192	**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
AGRICULTURAL TRANSFER TAX

0012501 374

REVIEWED SDAT
CA 11/14/97
BY DATE

This Deed, Made this 30th day of October, in the year one thousand nine hundred and ninety-seven, by and between Deborah M. Heinecker, formerly known as Deborah H. Hihn, of Baltimore County, Maryland, party of the first part, Grantor; and Randall R. Amon and Marlene L. Amon, his wife, parties of the second part, Grantees.

Witnesseth, That in consideration of the sum of ONE HUNDRED SIXTY-NINE THOUSAND AND 00/100 DOLLARS ($169,000.00), the actual sum paid, or to be paid, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part does hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and unto the survivor's personal representatives and assigns, all that parcel of land situate, lying and being in Baltimore County, State of Maryland, and described as follows, that is to say:

ALL that lot or parcel of land situate, lying and being in the Sixth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at an old boundary pipe at the end of the South 36 degrees west 32 perches line as described in the first parcel of a Deed from Ambrose Hung and wife to Clarence Wilson and wife, dated April 9, 1946, recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1451 folio 409, etc., said pipe also being at the end of the north 73 degrees 09 minutes 42 seconds West 271.48 foot line in a Deed from Clarence Wilson and wife to Leo A. Tatterman, dated August 24, 1971, recorded in Liber O.T.G. number 5215 folio 489, etc., running thence binding on the last mentioned Deed the three following lines as now surveyed, North 51 degrees 41 minutes 59 seconds West 171.42 feet to an old boundary pipe, north 39 degrees 26 minutes 32 seconds west 376.14 feet to an old boundary pipe and North 06 degrees 40 minutes 54 seconds East 1008.48 feet to an old boundary angle iron and to intersect the north 32 degrees east 117-3/4 perches line in the first parcel of the first aforementioned deed, thence binding thereon, North 45 degrees 51 minutes 43 seconds East 354.36 feet to an old boundary concrete monument at the end of the South 78 degrees west 248 foot line in a Deed from Clarence Wilson and wife to Robert L. Wilson and wife, dated January 21, 1963 recorded in Liber R.R.G. No. Number 4102 folio 247, etc., thence by two lines of division as now surveyed, South 03 degrees 43 minutes 55 seconds West 338.39 feet to a pipe and South 86 degrees 16 minutes 05 seconds East 356.62 feet to a pipe and to intersect the South 2 degrees east 59 perches line in the first parcel of the Deed first above mentioned and also to intersect the North 04 degrees 40 minutes 40 seconds East 355.58 foot line in a Deed from Bessie Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972 recorded in Liber E.H.K., Jr., Number 5322 folio 853, etc., thence binding on that Deed reversely and also binding on the first aforementioned Deed, South 03 degrees 43 minutes 55 seconds West 304.38 feet to an old boundary pipe, thence still binding on the last mentioned Deed to E. Glenn Wilson and wife reversely the three following lines, South 82 degrees 43 minutes 40 seconds East 160.89 feet to a pipe, north 62 degrees 18 minutes 10 seconds East 197.15 feet to a pipe and South 10 degrees 44 minutes 00 seconds East 83.12 feet to a pipe, thence by two lines of division, South 10 degrees 44 minutes 00 seconds East 121.00 feet to a pipe and North 85 degrees 30 minutes 17 seconds East 167.15 feet to a nail in or near the centerline of the present road-bed of Bentley Road, thence running in or near the center of that road the five following lines, South 02 34 minutes 50 seconds West 119.38 feet, South 04 degrees 48 minutes 27 seconds West 101.05 feet, South 02 degrees 27 minutes 44 seconds East 87.00 feet, south 17 degrees 08 minutes 25 seconds East 85.34 feet and South 24 degrees 13 minutes 40 seconds East 39.69 feet and to intersect the South 36 degrees 50 minutes west 145 perches line in the second parcel of a Deed from Ella Kirk et al, to grant Hare, dated July 3, 1905, recorded in Liber C.W.C. Number 649 folio 8, etc., thence binding on said second parcel, South 45 degrees 39 minutes 48 seconds West 448.61 feet to an old boundary stone on the southwest side of an abandoned road, thence still binding on the second parcel of the last mentioned Deed and running in the abandoned road, North 31 degrees 10 minutes 12 seconds west 313.50 feet to a pipe and to the end of the South 34 degrees east 15 perches line in the first parcel of the first above mentioned Deed, thence binding thereon, South 45 degrees 19 minutes 57 seconds West 561.35 feet to the place of beginning, containing twenty-six acres and two hundred and ten thousandths of an acre (26.210) of land, more or less.

AGRICULTURAL TRANSFER TAX DUE
$1400.00 11/14/97
SIGNATURE CR
CODE F

LETTER OF INTENT ON
REMAINDER OF ACREAGE

BEING the same parcel of land which by deed dated January 24, 1996, and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 11485 folio 041, was granted and conveyed by Louis E. Hihn, Personal Representative of the Estate of Craig S. Hihn, unto Deborah M. Heinecker, formerly Deborah H. Hihn, the Grantor herein.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground to the parties of the second part, as tenants by the entireties, their assigns, the survivor of them and unto the survivor's personal representatives and assigns, forever in fee simple.

AND the said party of the first part hereby covenant that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor.

WITNESS:

_____ (SEAL)
Deborah M. Heinecker, formerly known as
Deborah H. Hihn

STATE OF MARYLAND, COUNTY OF BALTIMORE: ss:

I HEREBY CERTIFY, that on this 30th day of October 1997, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared Deborah M. Heinecker, formerly known as Deborah H. Hihn, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

AS WITNESSETH, my hand and notarial seal.

_____ (SEAL)
Jerry S. Sopher, Notary Public

JERRY S. SOPHER NOTARY PUBLIC BALTIMORE COUNTY MD

My commission expires: December 1, 1998

This is to certify that the within instrument has been prepared under the supervision of the undersigned Maryland attorney.

_____
Jerry S. Sopher, Esquire

AFTER RECORDATION, PLEASE RETURN TO:
Jerry S. Sopher, P.A.
913 South Charles Street
Baltimore, Maryland 21230
(410) 837-0022
(Parcel 9, Bentley Road
S-7052-97)

JSS/2739CT
S-7052-97

No Title Search - Nor Warranty Thereof

THIS DEED, made this 24th day of JANUARY, 1996, ~~1995~~, by and between **LOUIS E. HIHN**, Personal Representative of the Estate of **CRAIG E. S. HIHN** (Estate No. A-38720 filed in the Office of the Register of Wills for Baltimore City), a party of the first part, and **DEBORAH M. HEINECKER**, formerly **DEBORAH H. HIHN**, of Frederick County, party of the second part.

WHEREAS, the late **CRAIG E. S. HIHN** and **DEBORAH M. HEINECKER**, formerly **DEBORAH H. HIHN** were married, but divorced on May 26, 1992 by Judgment of Absolute Divorce from the Circuit Court for Baltimore County;

WHEREAS, the parties, prior to their divorce, on February 7, 1992, executed a Voluntary Separation and Property Settlement Agreement wherein the within referenced property was to be transferred to said **DEBORAH M. HEINECKER** as her sole and exclusive property:

WHEREAS, **CRAIG E. S. HIHN** died on June 18, 1995 having not conveyed the within referenced real property.

WITNESSETH, that in consideration of the mutual promises and covenants made in the Voluntary Separation and Property Settlement Agreement dated February 7, 1992, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part, Personal Representative as aforesaid doth grant and convey to the party of the second part, her personal representatives, heirs and assigns, in fee simple,

all of his interest and title in all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

(SEE SCHEDULE "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.)

BEING the same land described in a Deed from EDGAR GLEN WILSON, Personal Representative of the Estate of BESSIE M. WILSON dated June 14, 1985 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 6944, Folio 192 unto CRAIG E. S. HIHN and DEBORAH H. HIHN, his wife.

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in any way appertaining.

To Have and To Hold the said described lot of ground and premises to the said party of the second part, her personal representative, heirs, and assigns, in fee simple.

WITNESS the hand and seal of said Grantor.

WITNESS:

Louis E Hihn P.R. (seal)
LOUIS E. HIHN, Personal Representative
of the Estate of CRAIG E. S. HIHN

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE _____ DATE 3-18-96

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
_____ 3-18-96
By Date

SCHEDULE A

ALL that lot or parcel of land situate, lying and being in the Sixth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at an old boundary pipe at the end of the South 36 degrees West 32 perches line as described in the first parcel of a Deed from Ambrose Hunt and wife to Clarence Wilson and wife, dated April 9, 1946, recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1451 folio 409 etc., said pipe also being at the end of the North 73 degrees 09 minutes 42 seconds West 271.49 foot line in a Deed from Clarence Wilson and wife to Leo A. Batterman, dated August 24, 1971, recorded in Liber O.T.G. No. 5215 folio 489 etc., running thence binding on the last mentionned Deed the three following lines as now surveyed, North 51 degrees 41 minutes 59 seconds West 171.42 feet to an old boundary pipe, North 39 degrees 26 minutes 32 seconds West 376.14 feet to an old boundary pipe and North 06 degrees 40 minutes 54 seconds East 1002.68 feet to an old boundary angle iron and to intersect the North 32 degrees East 117 3/4 perches line in the first parcel of the first aforementionned Deed, thence binding thereon, North 43 degrees 51 minutes 43 seconds East 354.36 feet to an old boundary concrete monument at the end of the South 78 degrees West 269 foot line in a Deed from Clarence Wilson and wife to Robert L. Wilson and wife, dated January 21, 1963, recorded in Liber R.R.G. No. 4102 folio 247 etc., thence by two lines of division as now surveyed, South 03 degrees 43 minutes 55 seconds West 339.39 feet to a pipe and South 86 degrees 16 minutes 05 seconds East 356.62 feet to a pipe and to intersect the South 2 degrees East 59 perches line in the first parcel of the Deed first above mentioned and also to intersect the North 06 degrees 40 minutes 40 seconds East 355.59 foot line in a Deed from Bessie Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972, recorded in Liber E.H.K.Jr. No. 5327 folio 833 etc., thence binding on that Deed reversely and also binding on the first aforementionned Deed, South 03 degrees 43 minutes 55 seconds West 304.38 feet to an old boundary pipe, thence still binding on the last mentioned Deed to E. Glenn Wilson and wife reversely the three following lines, South 52 degrees 41 minutes 40 seconds East 160.99 feet to a pipe, North 62 degrees 19 minutes 10 seconds East 197.15 feet to a pipe and South 10 degrees 44 minutes 00 seconds East 83.12 feet to a pipe, thence by two lines of division, South 10 degrees 44 minutes 00 seconds East 121.00 feet to a pipe and North 85 degrees 30 minutes 17 seconds East 167.15 feet to a nail in or near the centerline of the present road-bed of Bentley Road, thence running in or near the center of that road the five following lines, South 02 degrees 34 minutes 50 seconds West 119.38 feet, South 04 degrees 48 minutes 27 seconds West 191.05 feet, South 02 degrees 27 minutes 44 seconds East 87.00 feet, South 17 degrees 08 minutes 25 seconds East 85.34 feet and South 24 degrees 13 minutes 40 seconds East 39.69 feet and to intersect the South 36 degrees 50 minutes West 145 perches line in the second parcel of a Deed from Ella Kirk et al. to Grant Hess, dated July 3, 1905, recorded in Liber C.W.C. No. 469 folio 8 etc., thence binding on said second parcel, South 45 degrees 39 minutes 48 seconds West 448.61 feet to an old boundary stone on the South-west side of an abandoned road, thence still binding on the second parcel of the last mentioned Deed and running in the abandoned road, North 31 degrees 10 minutes 12 seconds West 313.50 feet to a pipe and to the end of the South 36 degees East 15 perches line in the first parcel of the first above mentionned Deed, thence binding thereon, South 45 degrees 19 minutes 57 seconds West 561.75 feet to the place of beginning, containing twenty-six acres and two hundred and ten thousandths of an acre (26.210) of land more or less.

BEING a part of the first and second parcels of land described in a Deed from Edward A. Imwold and wife to Clarence Wilson and Bessie Wilson, his wife dated September 13, 1927, and recorded among the Land Recordsof Baltimore County in Liber CWC No. 649 folio 8.

BEING also a part of the same land described in the first parcel of the above mentioned Deed from Ambrose Hunt and wife to Clarence Wilson and Bessie Wilson, his wife dated April 9, 1946 and recorded among the aforesaid Land REcords in Liber RJS No. 1451 folio 409. The said Clarence Wilson having predeceased Bessie Wilson who departed this life on January 1, 1982.

26.210

State of Maryland, County/~~City~~ of Baltimore, to wit:

I hereby certify, that on this 30th day of January, 1998, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared *LOUIS E. HIHN*, Personal Representative of the Estate of **CRAIG E. S. HIHN**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

NOTARY PUBLIC

My commission expires:

5/13/97

THIS IS to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney or by a party to this instrument.

L. PAUL SNYDER, JR.
Attorney at Law

UEC 6944 FOLIO 192

DEED FEE SIMPLE INDIVIDUAL GRANTOR LONG FORM

LIZ 903-75,057

This Deed, MADE THIS 14th day of JUNE

in the year one thousand nine hundred and EIGHTY-FIVE by and between

EDGAR GLENN WILSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF BESSIE M.WILSON
(SEE ESTATE NO. 49518 FILED IN THE OFFICE OF THE REGISTER OF WILLS FOR BALTIMORE COUNTY)

of PARTY of the first part, and

CRAIG E. S. HIHN and DEBORAH H. HIHN, his wife OF BALTIMORE COUNTY, STATE OF MARYLAND,

PARTIES

of the second part.

WITNESSETH, That in consideration of the sum of FIFTY THOUSAND and 00/100ths ($50,000.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED,

the said PARTY OF THE FIRST PART, PERSONAL REPRESENTATIVE AS AFORESAID

do hereby grant and convey to the said PARTIES OF THE SECOND PART, AS TENANTS BY THE ENTIRETIES THEIR ASSIGNS, THE SURVIVOR OF THEM AND THE SURVIVOR'S

personal representatives successors and assigns, in fee simple, all

THAT lot of ground situate in BALTIMORE COUNTY, STATE OF MARYLAND

and described as follows, that is to say

(SEE SCHEDULE "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF)

RECF	13.0
RIK	250.0
RECS	250.0
DEED	
TAX RT	516.0
RECD COST REC 709	
07/01	

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE-LETTER OF INTENT

SIGNATURE 51985

Ordered Letter copy
5/5/03

CLERK

DATE 6/19/85

ALL that lot or parcel of land situate, lying and being in the Sixth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at an old boundary pipe at the end of the South 36 degrees West 32 perches line as described in the first parcel of a Deed from Ambrose Hunt and wife to Clarence Wilson and wife, dated April 9, 1946, recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1451 folio 409 etc., said pipe also being at the end of the North 73 degrees 09 minutes 42 seconds West 271.48 foot line in a Deed from Clarence Wilson and wife to Leo A. Batterman, dated August 24, 1971, recorded in Liber O.T.G. No. 5215 folio 489 etc., running thence binding on the last mentioned Deed the three following lines as now surveyed, North 51 degrees 41 minutes 59 seconds West 171.42 feet to an old boundary pipe, North 39 degrees 26 minutes 32 seconds West 376.14 feet to an old boundary pipe and North 06 degrees 49 minutes 54 seconds East 1003.48 feet to an old boundary angle iron and to intersect the North 32 degrees East 117 3/4 perches line in the first parcel of the first aforementioned Deed, thence binding thereon, North 45 degrees 51 minutes 43 seconds East 354.36 feet to an old boundary concrete monument at the end of the South 78 degrees West 269 foot line in a Deed from Clarence Wilson and wife to Robert L. Wilson and wife, dated January 21, 1963, recorded in Liber R.R.G. No. 4102 folio 247 etc., thence by two lines of division as now surveyed, South 83 degrees 43 minutes 55 seconds West 338.39 feet to a pipe and South 86 degrees 16 minutes 05 seconds East 356.62 feet to a pipe and to intersect the South 2 degrees East 59 perches line in the first parcel of the Deed first above mentioned and also to intersect the North 04 degrees 40 minutes 40 seconds East 355.58 foot line in a Deed from Pearle Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972, recorded in Liber E.H.K.Jr. No. 5127 folio 353 etc., thence binding on that Deed reversely and also binding on the first aforementioned Deed, South 03 degrees 41 minutes 55 seconds West 304.33 feet to an old boundary pipe, thence still binding on the last mentioned Deed to E. Glenn Wilson and wife reversely the three following lines, South 82 degrees 43 minutes 40 seconds East 160.89 feet to a pipe, North 62 degrees 19 minutes 10 seconds East 197.15 feet to a pipe and South 10 degrees 44 minutes 00 seconds East 83.12 feet to a pipe, thence by two lines of division, South 10 degrees 44 minutes 00 seconds East 121.66 feet to a pipe and North 85 degrees 30 minutes 17 seconds East 167.15 feet to a nail in or near the centerline of the present road-bed of Bentley Road, thence running in or near the center of that road the five following lines, South 02 degrees 34 minutes 50 seconds West 119.38 feet, South 04 degrees 48 minutes 27 seconds West 191.05 feet, South 02 degrees 27 minutes 44 seconds East 87.00 feet, South 17 degrees 08 minutes 25 seconds East 85.34 feet and South 24 degrees 13 minutes 40 seconds East 39.69 feet and to intersect the South 56 degrees 50 minutes West 145 perches line in the second parcel of a Deed from Ella Kirk et al. to Grant F. [illegible], dated July 3, 1905, recorded in Liber C.W.C. No. 649 folio 8 etc., thence binding on said second parcel, South 45 degrees 39 minutes 48 seconds West 448.61 feet to an old boundary stone on the Southwest side of an abandoned road, thence still binding on the second parcel of the last mentioned Deed and running in the abandoned road, North 31 degrees 10 minutes 12 seconds West 313.50 feet to a pipe and to the end of the South 34 degrees East 15 perches line in the first parcel of the first above mentioned Deed, thence binding thereon, South 45 degrees 19 minutes 57 seconds West 551.35 feet to the place of beginning, containing twenty-six acres and two hundred and ten thousandths of an acre (26.210) of land more or less.

BEING a part of the first and second parcels of land described in a Deed from Edward A. Immold and wife to Clarence Wilson and Beasie Wilson, his wife dated September 13, 1927, and recorded among the Land Recordsof Baltimore County in Liber CWC No. 649 folio18.

BEING also a part of the same land described in the first parcel of the above mentioned Deed from Ambrose Hunt and wife to Clarence Wilson and Beasie Wilson, his wife dated April 9, 1946 and recorded among the aforesaid Land REcords in Liber RJS No. 1451 folio 409. The said Clarence Wilson having predeceased Beasie Wilson who departed this life on January 1, 1982.

LIBER 6944 FOLIO 194

together with the buildings 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 lot of ground and premises to the said PARTIES OF THE SECOND PART, AS TENANTS BY THE ENTIRETIES, THEIR ASSIGNS, THE SURVIVOR OF THEM AND THE SURVIVOR'S personal representatives/~~successors~~ and assigns, in fee simple.

And the said part of the first part hereby covenant that not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that will warrant specially the property hereby granted; and that will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor.

Test:

Edgar Glenn Wilson (SEAL)
EDGAR GLENN WILSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF BESSIE M. WILSON

(SEAL)

State of Maryland, County of Baltimore to wit:

I Hereby Certify, That on this 14th day of JUNE in the year one thousand nine hundred and EIGHTY-FIVE, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared EDGAR GLENN WILSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF BESSIE M. WILSON known to me (or satisfactorily proven) to be the person whose name is ~~are~~ subscribed to the within instrument, and acknowledged the foregoing Deed to be HIS act, and in my presence signed and sealed the same.

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

DENNIS F. MALONEY NOTARY PUBLIC BALTIMORE CO., MD

Notary Public

My Commission expires:

July 1, 1986

Mail to THE SENTINEL TITLE CORP.
Address 118 W Pennsylvania Ave
21204

Click here for a plain text ADA compliant screen.

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search

Account Identifier: **District** - 06 **Account Number** - 2000006929

Owner Information

Owner Name:	MYERS KEVIN L MYERS SHIRLEY M	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	950 BENTLEY RD FREELAND MD 21053-9517	**Deed Reference:**	1) / 7646/ 97 2)

Location & Structure Information

Premises Address
950 BENTLEY RD

Zoning

Legal Description
3 AC
400 FT E BENTLEY RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
6	24	297						81	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	1,132 SF	3.00 AC	04

Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	42,000	48,000		
Improvements:	82,150	90,700		
Total:	124,150	138,700	129,000	133,850
Preferential Land:	0	0	0	0

Transfer Information

Seller:	MYERS KEVIN L	**Date:**	08/19/1987	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/ 7646/ 97	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

PREPARED WITHOUT TITLE EXAMINATION - NO REVENUE STAMPS OR TRANSFER TAX REQUIRED

DEED FEE SIMPLE INDIVIDUAL GRANTOR LONG FORM

P 297

7646 PG:097

This Deed, MADE THIS 4th day of August

in the year one thousand nine hundred and eighty-seven by and between

Kevin L. Myers and Shirley M. Myers, formerly known as Shirley M. Turnbaugh

of Baltimore County, State of Maryland, parties of the first part, and

Kevin L. Myers and Shirley M. Myers, his wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of NO CONSIDERATION and other good and valuable considerations, the receipt whereof is hereby acknowledged

the said parties of the first part

B RC F 17.00
DEED 0 #
S4 CLERK 17.00
#89317 C004 R01 T14:52
08/19/87

do grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and such survivor's

personal representatives and assigns, in fee simple, all

that lot of ground situate in Baltimore County, State of Maryland

and described as follows, that is to say:

FOR DESCRIPTION: See Exhibit "A" attached hereto and made a part hereof.

BEING the same lot of ground which by Deed dated September 27, 1986 and recorded among the Land Records of Baltimore County in Liber S.M. No. 7429, folio 51 was granted and conveyed by Donald Turnbaugh and Frances Ilene Turnbaugh, his wife, unto Kevin L. Myers and Shirley M. Turnbaugh. The said Kevin L. Myers and Shirley M. Turnbaugh have since married and the latter is now known as Shirley M. Myers.

TRANSFER TAX
NOT APPLICABLE
SIGNATURE AF DATE 8-17-87

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
AF 8-17-87
CLERK DATE

PLEASE RETURN TO:
BAY STATE TITLE COMPANY
1 EAST REDWOOD STREET
SUITE 101
BALTIMORE, MD 21202
301-529-5073

TRANSFER TAX NOT REQUIRED
AS A CLERICAL ERROR
PER TAX ARTICLE SECTION
Authorized Signature
Date 1-19-88 Sec. 11-

EXHIBIT "A"

BEGINNING for the same at an old boundary pipe at the end of the South 26 degrees 30 minutes East 370 foot line as described in a Deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949, recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1805 folio 286 etc., said pipe also being the beginning point described in a Deed from Bessie Wilson, widow, to Donald L. Turnbaugh and wife, recorded in Liber E.H.K.Jr. No. 5399, folio 353 etc., running thence binding on the first above mentioned Deed reversely as now surveyed, North 19 degrees 26 minutes 24 seconds West 370.99 feet to an old boundary pipe, thence continuing the same course, North 19 degrees 26 minutes 24 seconds West 7.37 feet to a pipe and to intersect the North 40 degrees East 46 3/4 perches line as described in the second parcel of a Deed from Ella Kirk et al, to Grant Hare, dated September 13, 1927, recorded in Liber W.P.C. No. 287, folio 515 etc., said pipe also being in the North 40 degrees East 67.8 perches line in a Deed from Vera Matterson, widow, to George W. Radebaugh et al., dated August 23, 1963, recorded in Liber No. 4193, folio 34 etc., running thence binding on both of said Deeds as now surveyed, North 46 degrees 55 minutes 46 seconds East 280.22 feet to a pipe, thence by two lines of division, South 18 degrees 04 minutes 14 seconds East 595.39 feet to a pipe and South 80 degrees 17 minutes 59 seconds West 297.53 feet to a pipe and to the end of the North 80 degrees 05 minutes East 421.11 foot line in the aforementioned Deed from Bessie Wilson, widow, to Donald L. Turnbaugh and wife, thence binding on that Deed, North 23 degrees 40 minutes 21 seconds East 74.24 feet to the place of beginning, containing three acres (3.000) of land more or less.

As surveyed on October 27, 1982, by C. A. Myers, State Registered Surveyor No. 2783, 5732 Emory Road, Upperco, Maryland 21155, for the Estate of Bessie Marie Wilson, deceased.

TOGETHER with the right to use in common with others entitled thereto, a right of way as now laid out twenty feet wide, along the Southeasternmost side of the North 41 degrees 15 minutes East 441 foot line as described in the above mentioned Deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949, recorded in Liber T.B.S. No. 1805, folio 286 etc., leading from the above described property to Bentley Road.

Together with the buildings 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 lot of ground and premises to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's personal representatives and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Witness the hand s and seals of said grantor s.

Test:

Kevin L. Myers (SEAL)
Kevin L. Myers

Shirley M. Myers (SEAL)
Shirley M. Myers, formerly known as
Shirley M. Turnbaugh

State of Maryland, , to wit:

I Hereby Certify, That on this 4th day of August, in the year one thousand nine hundred and eighty-seven, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Kevin L. Myers and Shirley M. Myers, formerly known as Shirley M. Turnbaugh known to me (or satisfactorily proven) to be the person s whose name s are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

Notary Public

My Commission expires: July 1, 1990

July 1, 1990

Return to
REBNICK, SOPHER & PERLOW, P.A.
1 East Redwood Street
Baltimore, Md. 21202
539-5878

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

This Deed, MADE THIS 27th day of September

in the year one thousand nine hundred and eighty-six by and between

Donald Turnbaugh and Frances Ilene Turnbaugh, his wife,

of Baltimore County, State of Maryland, parties of the first part, and

Kevin L. Myers and Shirley M. Turnbaugh, parties

of the second part.

WITNESSETH, That in consideration of the sum of no considerations and other good and valuable considerations

C RC/F 16.00
RECD 0 #
SH CLERK 16.00
01052 (001) R02 T07147
05/03/87

the said parties of the first part

do grant and convey to the said parties of the second part,

personal representatives ~~successors~~ and assigns , in fee simple, all

lot of ground situate in Baltimore County, State of Maryland,

and described as follows, that is to say

FOR DESCRIPTION: See Exhibit "A" attached hereto and made a part hereof.

TRANSFER TAX NOT REQUIRED
DIRECTOR OF FINANCE
BALTIMORE COUNTY, MARYLAND
For [signature]
Date 12-10-86

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE JR DATE 12-10-86

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
JR 12-10-86
CLERK DATE

EXHIBIT "A"

BEGINNING for the same at an old boundary pipe at the end of the South 26 degrees 30 minutes East 370 foot line as described in a Deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949, recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1805 folio 286 etc., said pipe also being the beginning point described in a Deed from Bessie Wilson, widow, to Donald L. Turnbaugh and wife, recorded in Liber E.H.K.Jr. No. 5399, folio 353 etc., running thence binding on the first above mentioned Deed reversely as now surveyed, North 19 degrees 26 minutes 24 seconds West 370.99 feet to an old boundary pipe, thence continuing the same course, North 19 degrees 26 minutes 24 seconds West 7.37 feet to a pipe and to intersect the North 40 degrees East 46 3/4 perches line as described in the second parcel of a Deed from Ella Kirk et al. to Grant Mare, dated September 13, 1927, recorded in Liber W.P.C. No. 287, folio 515 etc., said pipe also being in the North 40 degrees East 67.8 perches line in a Deed from Vera Matterson, widow, to George W. Radebaugh et al., dated August 23, 1963, recorded in Liber No. 4193, folio 34 etc., running thence binding on both of said Deeds as now surveyed, North 46 degrees 55 minutes 46 seconds East 280.22 feet to a pipe, thence by two lines of division, South 18 degree 04 minutes 14 seconds East 595.39 feet to a pipe and South 80 degrees 17 minutes 59 seconds West 297.53 feet to a pipe and to the end of the North 80 degrees 05 minutes East 421.11 foot line in the aforementioned Deed from Bessie Wilson, widow, to Donald L. Turnbaugh and wife, thence binding on that Deed, North 23 degrees 40 minutes 21 seconds East 74.24 feet to the place of beginning, containing three acres (3.000) of land more or less.

BEING a part of the same land conveyed by Deed from Edward A. Imwold and wife to Clarence Wilson and Bessie Wilson, his wife, dated September 13, 1927, recorded among the Land Records of Baltimore County in Liber C.W.C. No. 649, folio 8 etc.

Clarence E. Wilson departed this life at York Hospital, York Pennsylvania, on March 23, 1972, leaving the above described property by operation of law to his surviving widow, Bessie Marie Wilson, who died testate on January 1, 1982.

As surveyed on October 27, 1982, by C. A. Myers, State Registered Surveyor No. 2783, 5732 Emory Road, Upperco, Maryland 21155, for the Estate of Bessie Marie Wilson, deceased.

TOGETHER with the right to use in common with others entitled thereto, a right of way as now laid out twenty feet wide, along the Southeasternmost side of the North 41 degrees 15 minutes East 441 foot line as described in the above mentioned Deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949, recorded in Liber T.B.S. No. 1805, folio 286 etc., leading from the above described property to Bentley Road.

BEING the same lot of ground conveyed by Deed from Edgar Glenn Wilson, Personal Representative of the Estate of Bessie Marie Wilson to Donald Turnbaugh and Frances Ilene Turnbaugh, his wife, dated September 16, 1985, and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 7118, folio 840 etc.

TOGETHER with the buildings 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 lot of ground and premises to the said parties of the second part,

personal representatives/[redacted]

and assigns , in fee simple.

AND the said parties of the first part hereby covenant that they not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors.

Test:

Jerry S. Sopher

Donald Turnbaugh (SEAL)
Donald Turnbaugh

Frances Ilene Turnbaugh (SEAL)
Frances Ilene Turnbaugh

STATE OF MARYLAND, Baltimore Co. , to wit:

I HEREBY CERTIFY, That on this 27th day of September , in the year one thousand nine hundred and eighty-six , before me, the subscriber, a Notary Public of the State aforesaid, personally appeared

Donald Turnbaugh and Frances Ilene Turnbaugh, his wife,

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

Jerry S. Sopher Notary Public

My Commission expires:

July 1, 1990

JERRY S. SOPHER NOTARY PUBLIC BALTIMORE CO., MD.

7112 816

DEED FEE SIMPLE INDIVIDUAL GRANTOR CONFORM

DEED PREPARED WITHOUT TITLE EXAMINATION

RESNICK, SOPHER & PERLOW, P.A
1 East Redwood Street
Baltimore, Md. 21202
539-5878

This Deed, MADE THIS 16th day of September

in the year one thousand nine hundred and eighty-five by and between

EDGAR GLENN WILSON, Personal Representative of the Estate of Bessie Marie Wilson,

party of the first part, and

DONALD TURNBAUGH and FRANCES ILENE TURNBAUGH, his wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of Fifteen Hundred Dollars ($1,500.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged,

the said party of the first part

0 RC/F	16.00
0 T TX	7.50
0 INCS	7.50
DEED	0 M
CHK JR T	31.00
#10046 C002 R02 T09:43	
	03/24/86

does grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's

personal representatives and assigns, in fee simple, all

that lot of ground situate in Baltimore County, State of Maryland,

and described as follows, that is to say BEGINNING for the same at an old boundary pipe at the end of the South 76 degrees 30 minutes East 370 foot line as described in a Deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949, recorded among the Land Records of Baltimore county in Liber T.B.S. No. 1805 folio286 etc., said pipe also being the beginning point described in a Deed from Bessie Wilson, Widow, to Donald L. Turnbaugh and wife, recorded in Liber E.H.K. Jr. No. 5399 folio 353 etc., running thence binding on the first above mentioned Deed reversely as now surveyed, North 19 degrees 26 minutes 24 seconds West 370.99 feet to an old boundary pipe, thence continuing the same course, North 19 degrees 26 minutes 24 seconds West 7.37 feet to a pipe and to intersect the North 40 degrees East 46 1/4 perches line as described in the second parcel of a Deed from Ella Kirk et al, to Grant Hare, dated September 13, 1927, recorded in Liber W.P.C. No. 287 folio 515 etc., said pipe also being in the North 40 degrees East 67.8 perches line in a Deed from Vera Matterson, widow, to George W. Radebaugh et al., dated August 23, 1963, recorded in Liber No. 4193 folio 34 etc., running thence binding on both of said Deeds as now surveyed, North 46 degrees 55 minutes 46 seconds East 280.22 feet to a pipe, thence by two lines of division, South 18 degrees 04 minutes 14 seconds East 595.39 feet to a pipe and South 80 degrees 17 minutes 59 seconds West 297.53 feet to a pipe and to the end of the North 80 degrees 05 minutes East 421.11 foot line in the aforementioned Deed from Bessie Wilson, widow, to Donald L. Turnbaugh and wife, thence binding on that Deed, North 23 degrees 40 minutes 21 seconds East 74.24 feet to the place of beginning, containing three acres (3.000) of land more or less.

AGRICULTURAL TRANSFER TAX
IS NOT APPLICABLE
SIGNATURE DATE

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
SIGNATURE DATE

BEING part of all that property which by Deed dated September 13, 1927, and recorded among the Land Records of Baltimore County in Liber C.W.C. No. 649, folio 8, was granted and conveyed by Edward A. Imwold.and wife unto Clarence Wilson and Bessie Wilson, also known as Bessie Marie Wilson, his wife. The said Clarence Wilson departed this life on or about March 23, 1972, leaving the said Bessie Marie Wilson surviving him and the said Bessie Marie Wilson departed this life on or about January 1, 1982. See Estate No. 49518 in the Orphans' Court for Baltimore County wherein the said Edgar Glenn Wilson was appointed Personal Representative of the Estate of Bessie Marie Wilson.

Together with the buildings 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 lot of ground and premises to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's personal representatives and assigns, in fee simple.

And the said party of the first part hereby covenants that ~~xxxxxxxxxx~~ ~~xxxxxxxxx

Click here for a plain text ADA compliant screen.

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search

Account Identifier: **District** - 06 **Account Number** - 2100013250

Owner Information

Owner Name:	MCCLURE MICHAEL ALLEN WEIGANDT WAYNE M	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	919 BENTLEY RD FREELAND MD 21053-9518	**Deed Reference:**	1) /16949/ 404 2)

Location & Structure Information

Premises Address
BENTLEY RD

Zoning

Legal Description
5.282 AC
WS BENTLEY RD
SW COR VALLEY MIL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
6	24	311						81	Plat Ref:

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		5.28 AC	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	49,490	56,560		
Improvements:	0	0		
Total:	49,490	56,560	51,846	54,202
Preferential Land:	0	0	0	0

Transfer Information

Seller:	WILSON CLYDE D	**Date:**	10/16/2002	**Price:**	$110,000
Type:	UNIMPROVED ARMS-LENGTH	**Deed1:**	/16949/ 404	**Deed2:**	
Seller:	WILSON FRANCES P	**Date:**	03/14/1996	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/11479/ 108	**Deed2:**	
Seller:	WILSON CLYDE D	**Date:**	12/11/1989	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/ 8346/ 805	**Deed2:**	

Exemption Information

Partial Exempt Assessments	**Class**	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

0016949 404

THIS DEED Made this 3 day of October, 2002, by and between **Clyde D. Wilson**, hereinafter called "Grantor" and **Michael Allen McClure and Wayne M. Weigandt**, hereinafter called "Grantees".

WITNESSETH that for and in consideration of the sum of One Hundred Ten Thousand Dollars ($110,000.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey unto **Michael Allen McClure and Wayne M. Weigandt**, as tenants in common, their personal representatives and assigns, all that lot and parcel of ground situate in the SIXTH ELECTION DISTRICT of Baltimore County, State of Maryland, being more particularly described in Schedule A attached hereto and made a part hereof.

BEING the same and all the land described in a deed dated January 11, 1996 from Michael L. Wilson, Personal Representative of the Estate of Frances P. Wilson to Clyde D. Wilson and recorded among the Land Records of Baltimore County in Liber C.G.H. No. 11479, folio 108.

TOGETHER WITH the buildings and improvements thereon and all the rights, ways, roads, waters, water courses, easements, privileges, advantages and appurtenances thereto belonging or any way appertaining.

TO HAVE AND TO HOLD the above granted and described premises unto the said **Michael Allen McClure and Wayne M. Weigandt**, as tenants in common, their personal representatives and assigns, forever in fee simple.

AND the said Grantor does hereby warrant specially the title to the lands and premises hereinbefore described, and intended to be conveyed, and to execute such other and further assurances thereto as may be requisite and necessary.

Smith & Kane, P.A.
ATTORNEYS AT LAW
2208 OFFICE STREET
BEL AIR, MD 21014
10-879-2727

AS WITNESS the hands and seals of the Grantors herein named, the day and year first above written.

WITNESS:

Clyde D. Wilson (SEAL)

STATE OF MARYLAND, COUNTY OF HARFORD, SCT:

I HEREBY CERTIFY that on this 3rd day of October, 2002, before me, the subscriber, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared **Clyde D. Wilson**, Grantor named herein, and acknowledged the aforegoing Deed to be his voluntary act. And further acknowledged that the consideration set forth herein is true and correct.

WITNESS my hand and Notarial Seal.

Notary Public

TRACY L. MILLER NOTARY PUBLIC HARFORD CO., MD.

My Commission Expires: 12/01/04

This is to certify that this instrument has been prepared by me or under my supervision and that I am an attorney admitted to the Bar in the State of Maryland.

John B. Kane, Esquire

RETURN TO:

SMITH AND KANE, P.A.
4 Office St.
Bel Air, MD 21014
410-879-2727

0016949 406

SCHEDULE A

BEGINNING for the same at a point in or near the centerline of the present road bed of Valley Mill Road at the end of the south 87 degrees east 14 ½ perches line as described in the first parcel of a deed from Ella Kirk, et al. to Grant Hare, dated July 3, 1905, recorded among the Land Records of Baltimore County in Liber WPC No. 287, Folio 515, etc., running thence binding on the first parcel of that deed as now surveyed, north 46 degrees 55 minutes 46 seconds east 105.00 feet to a point in Bentley Road and to the beginning point described in a deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949, recorded in Liber TBS No. 1805, Folio 286, etc. thence binding on that Deed reversely by correcting the quadrant of the bearing, south 11 degrees 07 minutes 20 seconds east 100.00 feet to a pipe on the east side of Bentley Road and to the end of the south 63 degrees 53 minutes 43 seconds west 433.91 foot line in a deed from Bessie Wilson, widow, to Donald L. Turnbaugh and wife, recorded in Liber EHK Jr. No. 5399, Folio 353 etc, thence binding on that deed the two following lines, south 84 degrees 16 minutes 34 seconds west 25.87 feet to a nail in or near the center of Bentley Road, thence running in that road, south 07 degrees 17 minutes 09 seconds east 92.59 feet and to the end of the north 07 degrees 30 minutes west 238.48 foot line in a deed from Bessie Wilson, widow, to Clinton Merle Wilson and wife, recorded in Liber EHK Jr. No. 5399, folio 351 etc., thence binding on that deed reversely and still running in Bentley Road, south 07 degrees 17 minutes 09 seconds east 238.48 feet to a railroad spike in or near the center, thence by a line of division, south 07 degrees 59 minutes 41 seconds east 317.07 feet and to the end of the north 86 degrees 14 minutes 10 seconds east 466.30 foot line in a deed from Bessie Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972, recorded in Liber EHK Jr. No. 5322, folio 853, etc., thence leaving the road and binding on that deed reversely, south 85 degrees 17 minutes 25 second west 466.30 feet to a pipe in an old abandoned road and to intersect the south 2 degrees east 59 perches line as described in the first parcel of a deed from Ambrose Hunt and wife to Clarence Wilson and wife, dated April 9, 1946, recorded in Liber RJS No. 1451, Folio 409, etc., thence binding on that deed reversely the two following lines and running in an old abandoned road, north 03 degrees 43 minutes 55 seconds east 246.70 feet to a pipe and north 06 degrees 28 minutes 05 seconds east 96.15 feet to an old boundary concrete monument at the end of the south 1 degree west 360.6 foot line in a deed from Clarence Wilson and wife to Robert L. Wilson and wife, dated May 18, 1959, recorded in Liber WJR No. 3528, Folio 532, etc., thence by two lines of division, south 83 degrees 31 minutes 55 seconds east 115.00 feet to a pipe and north 06 degrees 28 minutes 05 seconds east 399.77 feet to a point in or near the center of the abandoned Valley Mill Road and on the northernmost edge of the present roadbed of Valley Mill Road and to intersect the first abovementioned deed line, thence running in Valley Mill Road and binding on said deed, south 85 degrees 25 minutes 23 seconds east 123.27 feet to the place of beginning, containing five acres and two hundred eighty two thousandths of an acre, (5.282) of land, more or less.

11479/108

THIS DEED, Made this 11th day of January, 1996, from MICHAEL L. WILSON, Personal Representative of the Estate of Frances P. Wilson, late of Baltimore County, deceased, party of the first part, and Clyde D. Wilson, party of the second part.

WHEREAS, by Item (4) of the Codicil of Frances P. Wilson, late of Baltimore County, dated September 30, 1988, which Codicil is filed in the Office of the Register of Wills for Baltimore County in Estate No. 82641, the said Michael L. Wilson was designated as Personal Representative of said Estate; and

WHEREAS, in accordance with Estate of Trusts Article of the Annotated Code of Maryland, Section 9-104 and Section 9-105, your Personal Representative executes this Deed.

NOW THEREFORE, THIS DEED WITNESSETH, that in consideration of the sum of Zero ($0.00) Dollars and in exercise of the power contained in the Codicil above recited, and pursuant to the Annoted Code of Maryland, Estates and Trusts Article, Section 9-104 and Section 9-105, the said Michael L. Wilson, Personal Representative of the Estate of Frances P. Wilson, late of Baltimore County, deceased, does hereby grant and convey unto the said Clyde D. Wilson, his personal representatives and assigns, in fee simple, all that lot of ground situate, lying and being in the Sixth district of Baltimore County, Maryland, and described as follows, that is to say:

> BEGINNING for the same at a point in or near the centerline of the present road bed of Valley Mill Road at the end of the south 87 degrees east 14 1/2 perches line as described in the first parcel of a deed from Ella Kirk,, et. al. to Grant Hare, dated July 3, 1905, recorded among the Land Records of Baltimore County in Liber WPC No. 287, Folio 515, etc., running thence binding on the first parcel of that deed as now surveyed, north 46 degrees 55 minutes 46 seconds east 105.00 feet to a point in Bentley Road and to the beginning point described in a deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949, recorded in Liber TBS No. 1805, Folio 286, etc. thence binding on that Deed reversely by correcting the quadrant of the bearing, south 11 degrees 07 minutes 20 seconds east 100.00 feet to a pipe on the east

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
3/14/96

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE
DATE 3/14/96

LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 661
17000 YORK ROAD
MONKTON, MD 21111-0661
(410) 329-2104

side of Bentley Road and to the end of the south 63 degrees 53 minutes 43 seconds west 433.91 foot line in a deed from Bessie Wilson, widow,, to Donald L. Turnbaugh and wife, recorded in Liber EHK Jr. No. 5399, Folio 353 etc., thence binding on that deed the two following lines, south 84 degrees 16 minutes 34 seconds west 25.87 feet to a nail in or near the center of Bentley Road, thence running in that road, south 07 degrees 17 minutes 09 seconds east 92.59 feet and to the end of the north 07 degrees 30 minutes west 238.48 foot line in a deed from Bessie Wilson, widow, to Clinton Merle Wilson and wife, recorded in Liber EHK Jr. No. 5399,folio 351 etc., thence binding on that deed reversely and still running in Bentley Road, south 07 degrees 17 minutes 09 seconds east 238.48 feet to a railroad spike in or near the center, thence by a line of division, south 07 degrees 59 minutes 41 seconds east 317.07 feet and to the end of the north 86 degrees 14 minutes 10 seconds east 466.30 foot line in a deed from Bessie Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972, recorded in Liber EHK Jr. No. 5322, Folio 853, etc., thence leaving the road and binding on that deed reversely, south 85 degrees 17 minutes 25 second west 466.3.0 feet to. a pipe in an old abandoned road and to intersect the south 2 degrees east 59 perches line as described in the first parcel of a deed from Ambrose Hunt and wife to Clarence Wilson and wife, dated April 9, 1946, recorded in Liber RJS No. 1451, Folio 409, etc., thence binding on that deed reversely the two following lines and running in an old abandoned road, north 03 degrees 43 minutes 55 seconds each 246.70 feet to a pipe and north 06 degrees 28 minutes 05 seconds east 96.15 feet to an old boundary concrete monument at the end of the south 1 degree west 360.6 foot line in a deed from Clarence Wilson and wife to Robert L. Wilson and wife, dated May 18, 1959, recorded in Liber WJR No. 3528, Folio 532, etc., thence by two lines of division, south 83 degrees 31 minutes 55 seconds east 115.00 feet to a pipe and north 06 degrees 28 minutes 05 seconds east 399.77 feet to a point in or near the center of the abandoned Valley Mill Road and on the northernmost edge of the present roadbed of Valley Mill Road and to intersect the first abovementioned deed line, thence running in Valley Mill Road and binding on said deed, south 85 degrees 25 minutes 23 seconds east 123.27 feet to the place of beginning, containing five acres and two hundred eightytwo thousandths of an acre, (5.282) of land, more or less.

BEING all and the same piece or parcel of land in a deed dated September 28th, 1989 and recorded among the Land Records of Baltimore County in Liber 8346, folio 805, wherein Clyde D. Wilson, granted and conveyed unto Frances P. Wilson, his mother. The said Frances P. Wilson having departed this life on or about December 4, 1994, leaving a Last Will and Testament and Codicil thereto, which is recorded in the Office of the Register of Wills for

LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 651
17000 YORK ROAD
MONKTON, MD 21111-0651
(410) 329-2104

Baltimore County, see Estate No. 82641.

TOGETHER With the buildings and improvements thereon erected, made or being and all and every the rights,alleys,ways,waters, privileges, appurtenances and advantages thereto belinging, or in any wise appertaining.

TO HAVE AND TO HOLD, the said described lot of ground and premises unto the said Clyde D. Wilson, his personal representatives and assigns, in fee simple.

WITNESS the hand and seal of said grantor.

Michael L. Wilson (SEAL)
MICHAEL L. WILSON
Personal Representative of the Estate
Of Frances P. Wilson, late of
Baltimore County, deceased

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I hereby certify, this on this 11th day of January, 1996, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Michael L. Wilson, Personal Representative of the Estate of Frances P. Wilson, and he acknowledged the foregoing deed to be his act as Personal Representative, and in my presence signed and sealed the same.

Notary Public

JEFFREY H. GRAY NOTARY PUBLIC Baltimore Co., MD

My Commission Expires: 12/1/96

CERTIFICATION

In accordance with Real Property Section 3-104(s), this is to certify that the within instrument was prepared under the superivsion of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Jeffrey H. Gray

LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 551
17000 YORK ROAD
MONKTON, MD 21111-0551
(410) 329-2104

MAIL TO:
Jeffrey H. Gray, Esquire
17000 York Road, P.O. Box 551
Monkton, Maryland 21111-0551

LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 551
17000 YORK ROAD
MONKTON, MD 21111-0551

(410) 329-2104

LIBER 8 3 4 6 PAGE 8 0 5

DEED

THIS DEED, dated this 28th day of September, 1989, from CLYDE D. WILSON, Grantor, to FRANCES P. WILSON, his mother, Grantee.

The Grantor, for no consideration, grants, conveys and assigns the Grantee, her heirs, representatives and assigns, in fee simple, the real property located in Baltimore County, Maryland, and described as follows:

BEGINNING for the same at a point in or near the centerline of the present road-bed of Valley Mill Road at the end of the south 87 degrees east 14 1/2 perches line as described in the first parcel of a deed from Ella Kirk, et. al. to Grant Hare, dated July 3, 1905, recorded among the Land Records of Baltimore County in Liber WPC No. 287, Folio 515, etc., running thence binding on the first parcel of that deed as now surveyed, north 46 degrees 35 minutes 46 seconds east 105.00 feet to a point in Bentley Road and to the beginning point described in a deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949, recorded in Liber TBS No. 1805, Folio 286, etc. thence binding on that Deed reversely by correcting the quadrant of the bearing, south 11 degrees 07 minutes 20 seconds east 100.00 feet to a pipe on the east side of Bentley Road and to the end of the south 83 degrees 53 minutes 43 seconds west 433.91 foot line in a deed from Bessie Wilson, widow, to Donald L. Turnbaugh and wife, recorded in Liber EHK Jr. No. 5399, Folio 353 etc., thence binding on that deed the two following lines, south 84 degrees 16 minutes 34 seconds west 25.87 feet to a nail in or near the center of Bentley Road, thence running in that road, south 07 degrees 17 minutes 09 seconds east 92.59 feet and to the end of the north 07 degrees 30 minutes west 238.48 foot line in a deed from Bessie Wilson, widow, to Clinton Merle Wilson and wife, recorded in Liber EHK Jr. No. 5399, folio 351 etc., thence binding on that deed reversely and still running in Bentley Road,

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE VR DATE 12-4-89

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
Per
Authorized Signature
Date 12-4-89 Sec. 11-85

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
12-4-89

south 07 degrees 17 minutes 09 seconds east 238.48 feet to a railroad spike in or near the center, thence by a line of division, south 07 degrees 59 minutes 41 seconds east 317.07 feet and to the end of the north 86 degrees 14 minutes 10 seconds east 466.30 foot line in a deed from Bessie Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972, recorded in Liber EHK Jr. No. 5322, Folio 853, etc., thence leaving the road and binding on that deed reversely, south 85 degrees 17 minutes 25 second west 466.30 feet to a pipe in an old abandoned road and to intersect the south 2 degrees east 59 perches line as described in the first parcel of a deed from Ambrose Hunt and wife to Clarence Wilson and wife, dated April 9, 1946, recorded in Liber RJS No. 1451, Folio 409, etc., thence binding on that deed reversely the two following lines and running in an old abandoned road, north 03 degrees 43 minutes 55 seconds each 246.70 feet to a pipe and north 06 degrees 28 minutes 05 seconds east 96.15 feet to an old boundary concrete monument at the end of the south 1 degree west 360.6 foot line in a deed from Clarence Wilson and wife to Robert L. Wilson and wife, dated May 18, 1959, recorded in Liber WJR No. 3528, Folio 532, etc., thence by two lines of division, south 83 degrees 31 minutes 55 seconds east 115.00 feet to a pipe and north 06 degrees 28 minutes 05 seconds east 399.77 feet to a point in or near the center of the abandoned Valley Mill Road and on the northernmost edge of the present road-bed of Valley Mill Road and to intersect the first above-mentioned deed line, thence running in Valley Mill Road and binding on said deed, south 85 degrees 25 minutes 23 seconds east 123.27 feet to the place of beginning, containing five acres and two hundred eighty-two thousandths of an acre (5.282) of land, more or less.

BEING the first parcel of land described, mentioned, and referred to in a deed from Edgar Glenn Wilson, Personal Representative

of Bessie Marie Wilson, to Edgar Glenn Wilson and Frances P. Wilson, his wife, dated September 16, 1985 and recorded among the Land Records of Baltimore County in Liber EHK Jr. 7150 folio 332. The said Edgar Glenn Wilson died on or about September 9, 1988, vesting title in his wife, Frances P. Wilson, by survivorship.

Being the same property described in a Deed dated December 21, 1988 and recorded among the Land Records of Baltimore County in Liber SM No. 8064, folio 324 from Frances P. Wilson to the Grantor.

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

To have and to hold the property hereby conveyed to the Grantee, its successors and assigns, in fee simple forever.

The Grantor covenants to warrant specially the property hereby conveyed, and to execute such further assurances of the property as may be requisite.

WITNESS the hand and seal of the Grantor.

Sheryl L. Mekiesky
Witness

Clyde D. Wilson (SEAL)
Clyde D. Wilson

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I hereby certify that on this 27th day of ~~June,~~ September 1989, before me, the subscriber, a Notary Public of the State and

County aforesaid, personally appeared CLYDE D. WILSON and acknowledged the foregoing Deed to be his act.

As witness my hand and Notarial Seal.

Shelly L. McKinney
Notary Public

My commission expires: July 1, 1990

(NO TITLE EXAMINATION)

0162e

PLEASE RETURN THIS DEED TO:

Maurice Offit, Esquire
Offit & Batoff, P.A.
Suite 110, Foxleigh Building
2330 West Joppa Road
Lutherville, Maryland 21093

LIBER 7150 PAGE 332

DEED FEE SIMPLE INDIVIDUAL GRANTOR LONG FORM

RESNICK, SOPHER & PERLOW, P.A.
1 East Redwood Street
Baltimore, Md. 21202
539-5878

DEED PREPARED WITHOUT TITLE EXAMINATION

This Deed, MADE THIS 16th day of September

in the year one thousand nine hundred and eighty-five by and between

EDGAR GLENN WILSON, Personal Representative of the Estate of Bessie Marie Wilson,

party of the first part, and

EDGAR GLENN WILSON and FRANCES P. WILSON, his wife, parties

of the second part.

RC/F	16.00
TX	47.11
DOCS	47.50
DEED	0 #
CHK JR	110.61
CHK JR	110.61
	0 #
	0 #

WITNESSETH, That in consideration of the sum of Nine Thousand Four Hundred Twenty-Three Dollars ($9,423.00) and other good and valuable considerations, the receipt #161[illegible] R02 T10:38 05/07/86 is hereby acknowledged,

the said party of the first part

STATE DEPARTMENT OF ASSESSMENTS & TAXATION

CLERK DATE

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

SIGNATURE DATE

does grant and convey to the said parties of the second part, as tenants by the entirety, their assigns, the survivor of them and such survivor's

personal representatives and assigns, in fee simple, all

those lot s of ground situate in Baltimore County, State of Maryland,

and described as follows, that is to say: BEGINNING for the first at a point in or near the centerline of the present road-bed of Valley Mill Road at the end of the South 87 degrees East 14½ perches line as described in the first parcel of a Deed from Ella Kirk et al. to Grant Bara, dated July 3, 1905, recorded among the Land Records of *Baltimore County in Liber W.P.C. no. 287 folio 515 etc., running thence binding* on the first parcel of that Deed as now surveyed, North 46 degrees 55 minutes 46 seconds East 105.00 feet to a point in Bentley Road and to the beginning point described in a Deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949, recorded in Liber T.B.S. No. 1805 folio 286 etc. thence binding on that Deed reversely by correcting the quadrant of the bearing, South 11 degrees 07 minutes 20 seconds East 100.00 feet to a pipe on the East side of Bentley Road and to the end of the South 83 degrees 53 minutes 43 seconds West 433.91 foot line *in a Deed from Bessie Wilson, widow, to Donald L. Turnbaugh and wife, recorded in* Liber E.H.K.Jr. No. 5399 folio 351 etc., thence binding on that Deed the two following lines, South 84 degrees 16 minutes 34 seconds West 25.87 feet to a nail in or near the center of Bentley Road, thence running in that road, South 07 degrees 17 minutes 09 seconds East 92.59 feet and to the end of the North 07 degrees 30 minutes West 238.48 foot line in a Deed from Bessie Wilson, widow, to Clinton Merle Wilson and wife, recorded in Liber E.H.J.Jr. No. 5399 folio 351 etc., thence binding on that Deed reversely and still running in Bentley Road, South 07 degrees 17 minutes 09 seconds East 238.48 feet to a railroad spike in or near the center, thence by a line of division, South 07 degrees 59 minutes 41 seconds East 317.07 feet and to the end of the north 86 degrees 14 minutes 10 seconds East 466.30 foot line in a Deed from Bessie Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972, recorded in Liber E.H.K.Jr. No. 5322 folio 853 etc., thence leaving the road and binding on that Deed reversely, South 85 degrees 17 minutes 25 seconds West 466.30 feet to a pipe in an old abandoned road and to intersect the South 2 degrees East 59 perches line as described in the first parcel of a Deed from Ambrose Hunt and wife to Clarence Wilson and wife, dated April 9, 1946, recorded in Liber R.J.S. No. 1451 folio 409 etc., thence binding on that Deed reversely the two following lines and running in an old abandoned road, North 01 degrees 41 minutes 55 seconds East 246.70 feet to a pipe and North 06 degrees 28 minutes 05 seconds East 96.15

feet to an old boundary concrete monument at the end of the South 1 degree West 360.6 foot line in a Deed from Clarence Wilson and wife to Robert L. Wilson and wife, dated May 18, 1959, recorded in Liber W.J.R. No. 3528 folio 532 etc., thence by two lines of division, South 83 degrees 31 minutes 55 seconds East 115.00 feet to a pipe and North 06 degrees 28 minutes 05 seconds East 399.77 feet to a point in or near the center of the abandoned Valley Mill Road and on the Northernmost edge of the present road-bed of Valley Mill Road and to intersect the first above mentioned Deed line, thence running in Valley Mill Road and binding on said Deed, South 85 degrees 25 minutes 23 seconds East 123.27 feet to the place of beginning, containing five acres and two hundred eighty-two thousandths of an acre (5.282) of land more or less.

BEGINNING for the second thereof at an old boundary pipe at the end of the South 83 degrees 03 minutes West 179.85 foot line as described in a Deed from Bessie Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972, recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5322, folio 853, etc., running thence binding on that Deed reversely as now surveyed, North 82 degrees 06 minutes 15 seconds East 179.85 feet to a point in or near the centerline of the present road-bed of Bentley Road, thence running in or near the center of that road, Souht 04 degrees 49 minutes 49 seconds East 130.96 feet to a nail, thence by two lines of division, South 85 degrees 30 minutes 17 seconds West 167.15 feet to a pipe, and North 10 degrees 44 minutes 00 seconds West 121.00 feet to the place of beginning, containing five hundred thousandths of an acre (0.500) of land more or less.

BEING part of all that property which by Deed dated September 13, 1927, and recorded among the Land Records of Baltimore County in Liber C.W.C. No. 649, folio 18, was granted and conveyed by Edward A. Imwold and wife unto Clarence Wilson and Bessie Wilson, also known as Bessie Marie Wilson, his wife. The said Clarence Wilson departed this life on or about March 23, 1972, leaving the said Bessie Marie Wilson surviving him and the said Bessie Marie Wilson departed this life on or about January 1, 1982. See Estate No. 49518 in the Orphans' Court for Baltimore County wherein the said Edgar Glenn Wilson was appointed Personal REpresentative of the Estate of Bessie Marie Wilson.

649/18

LIBER 7150 PAGE 333

Together with the buildings 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 lot s of ground and premises to the said to the said parties of the second part, as tenants by the entireties, their assigns,

the survivor of them, and such survivor's personal representatives

and assigns , in fee simple.

And the said party of the first part hereby covenant s that

and that he will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor.

Test

Jerry S. Boyer

Edgar Glenn Wilson (SEAL)
Edgar Glenn Wilson
Personal Representative of the
Estate of Bessie Marie Wilson

(SEAL)

State of Maryland, Baltimore County, to wit:

I Hereby Certify, That on this 16th day of September in the year one thousand nine hundred and eighty-five, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Edgar Glenn Wilson, Personal Representative of the Estate of Bessie Marie Wilson, known to me (or satisfactorily proven) to be the person whose name is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

Jerry S. Boyer
Notary Public

My Commission expires:
July 1, 1986.

PLEASE RETURN TO:
BAY STATE TITLE COMPANY
1 EAST REDWOOD STREET
SUITE 401
BALTIMORE, MD. 21202
301 - 539-5878

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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New Search

Account Identifier: **District** - 06 **Account Number** - 2000006927

Owner Information

Owner Name:	WILSON ROBERT LEE WILSON FRANKIE SUE	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	20225 VALLEY MILL RD FREELAND MD 21053-9522	**Deed Reference:**	1) / 7117/ 211 2)

Location & Structure Information

Premises Address
VALLEY MILL RD

Zoning

Legal Description
1.058 AC SS
VALLEY MILL RD
150 W BENTLEY RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
6	24	298						81	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.05 AC	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	3,670	3,670		
Improvements:	0	0		
Total:	3,670	3,670	3,670	3,670
Preferential Land:	0	0	0	0

Transfer Information

Seller:	WILSON BESSIE MA RIE	**Date:**	09/16/1985	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/ 7117/ 211	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

DEED - FEE SIMPLE INDIVIDUAL GRANTOR CONFORM

RESNICK, SOPHER & PERLOW, P.A.
1 East Redwood Street
Baltimore, Md. 21202
539-5878

DEED PREPARED WITHOUT TITLE EXAMINATION

This Deed, MADE THIS 16th day of September

in the year one thousand nine hundred and eighty-five by and between

EDGAR GLENN WILSON, Personal Representative of the Estate of Bessie Marie Wilson,

of party of the first part, and

ROBERT LEE WILSON and FRANKIE SUE WILSON, his wife, parties

of the second part.

RECD 16.00
1 TX 10.00
DOCS 10.00
DEED 0 #
LHK JR T 34.00
M09172 C002 R02 10:53
03/20/86

WITNESSETH, That in consideration of the sum of Two Thousand Dollars ($2,000.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged,

the said party of the first part

STATE DEPARTMENT OF ASSESSMENTS & TAXATION
JR 3-20-86
CLERK DATE

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE DATE 3-20-86

does grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's

personal representative and assigns , in fee simple, all

those lot s of ground situate in Baltimore County, State of Maryland,

and described as follows, that is to say, BEGINNING for the first at an old boundary pipe in or near the center of the abandoned road-bed of Valley Mill Road and being approximately 45 feet North of the center of the present road-bed of Valley Mill Road, said pipe also being at the end of the North 2 degrees East 29 perches line in the first parcel of land described in a Deed from Ella Kirk et al. to Grant Hare, dated July 3, 1905, recorded among the Land Records of Baltimore County in Liber W.P.C. No. 287 folio 515 etc., running thence binding on the firstparcel of that Deed South 82 degrees 25 minutes 23 seconds East 115.02 feet to a point in or near the center of the abandoned road and on the Northernmost edge of the present road-bed of Valley Mill Road, thence crossing that road by a new line of division, South 06 degrees 28 minutes 05 seconds West 399.77 feet to a pipe, thence by another line of division, North 83 degrees 31 minutes 55 seconds West 115.00 feet to an old boundary concrete monument at the end of the South 1 degree West 360.6 foot line in a Deed from Clarence Wilson and wife to Robert L. Wilson and wife, dated May 18, 1959, recorded in Liber W.J.R. No. 3528 folio 532 etc., and also to intersect the first above mentioned Deed line, thence binding on that Deed and also binding reversely on the aforementioned Deed from Clarence Wilson and wife to Robert L. Wilson and wife, North 06 degrees 28 minutes 05 seconds East 360.6 feet to a point in the present road-bed of Valley Mill Road, thence continuing the same course and still binding on the first parcel of the Deed first above mentioned, North 06 degrees 28 minutes 05 seconds East 41.40 feet to the place of beginning, containing one acre and fifty-eight thousandths of an acre (1.058) of land more or less.

BEING part of all that property which by Deed dated September 13, 1927, and recorded among the Land Records of Baltimore County in Liber C.W.C. No. 649, folio 8, was granted and conveyed by Edward A. Imwold and wife unto Clarence Wilson and Bessie Wilson, also known as Bessie Marie Wilson, his wife. The said Clarence Wilson departed this life on or about March 21, 1972, leaving the said Bessie Marie Wilson surviving him and the said Bessie Marie Wilson departed this life on or about January 1, 1982. See Estate No. 49518 in the Orphans' Court for Baltimore County wherein the said Edgar Glenn Wilson was appointed Personal Representative of the Estate of Bessie Marie Wilson.

B B [illegible]

BEGINNING for the second thereof at a pipe at the end of the South 1 degree West 30 perches line as described in the first parcel of a Deed from Ambrose Hunt and wife to Clarence Wilson and wife, dated April 9, 1946, recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1451, folio 409, etc., running thence binding on the first parcel of that Deed as now surveyed, South 03 degrees 43 minutes 55 seconds West 246.70 feet to an old boundary pipe at the end of the North 04 degrees 40 minutes 40 seconds East 355.58 foot line in a Deed from Bessie Wilson, widow, to K. Glenn Wilson and wife, dated November 8, 1972, recorded in Liber R.H.H.Jr. No. 5322, folio 853, etc., thence binding on that Deed reversely and still binding on the first above mentioned Deed, South 03 degrees 43 minutes 55 seconds West 51.20 feet to a pipe, thence by two lines of division as now surveyed, North 86 degrees 16 minutes 05 seconds West 356.62 feet to a pipe and North 03 degrees 43 minutes 55 seconds East 338.39 feet to an old boundary concrete monument and to intersect the North 32 degrees East 117 3/4 perches line in the first parcel of the first above mentioned Deed, said concrete monument also being at the end of the South 78 degrees West 248 foot line in a Deed from Clarence Wilson and wife to Robert L. Wilson and wife, dated January 21, 1963, recorded in Liber R.R.G. No. 4102, folio 247, etc., thence binding on the last mentioned Deed reversely, North 84 degrees 59 minutes 22 seconds East 248.27 feet and to the end of the South 78 degrees West 117.1 foot line in a Deed from Clarence Wilson and wife to Robert L. Wilson and wife, dated May 18, 1959, recorded in Liber W.J.R. No. 3528, folio 532, etc., thence binding on that Deed reversely, North 84 degrees 59 minutes 22 seconds East 117.20 feet to an old boundary concrete monument and to intersect the first above mentioned Deed line, thence binding on that Deed line, South 06 degrees 28 minutes 05 seconds West 96.15 feet to the place of beginning, containing three acres (3.000) of land more or less.

BEING a part of the first parcel of land described in the above mentioned Deed from Ambrose Hunt and wife to Clarence Wilson and Bessie Wilson, his wife, dated April 9, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1451, folio 409, etc.

AS surveyed October 27, 1982, for Robert L. Wilson and wife.

Together with the buildings 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 lot s of ground and premises to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's personal representatives/~~successors~~ and assigns, in fee simple.

And the said party of the first part hereby covenants ~~that he has not done or suffered to be done any act matter or thing whatsoever to encumber the property hereby conveyed; that he will warrant specially the property hereby granted~~ and that he will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor.

Test

Jerry B. Sopher

Edgar Glenn Wilson (SEAL)
Edgar Glenn Wilson
Personal Representative of the
Estate of Bessie Marie Wilson

_____ (SEAL)

State of Maryland, Baltimore County, to wit

I Hereby Certify, That on this 16th day of September, in the year one thousand nine hundred and eighty-five, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Edgar Glenn Wilson, Personal Representative of the Estate of Bessie Marie Wilson, known to me (or satisfactorily proven) to be the person whose name is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

Jerry B. Sopher
Notary Public

JERRY B. SOPHER NOTARY PUBLIC BALTIMORE COUNTY, MD.

My Commission expires:
July 1, 1986.

PLEASE RETURN TO:
BAY STATE TITLE COMPANY
1 EAST REDWOOD STREET
SUITE 401
BALTIMORE, MD. 21202
301 - 539-5878

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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Account Identifier: **District -** 06 **Account Number -** 0623050125

Owner Information

Owner Name:	MCCLURE MICHAEL ALLEN MCCLURE BRENDA S	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	919 BENTLEY RD FREELAND MD 21053	**Deed Reference:**	1) / 9963/ 249 2)

Location & Structure Information

Premises Address	Zoning	Legal Description
BENTLEY RD		.50 AC WS BENTLEY RD 1040 FT S VALLEY MILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
6	24	157						81	Plat Ref:

Special Tax Areas	**Town**	
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		.50 AC	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	1,750	1,750		
Improvements:	560	610		
Total:	2,310	2,360	2,326	2,342
Preferential Land:	0	0	0	0

Transfer Information

Seller:	MCCLURE MICHAEL ALLEN	**Date:**	08/20/1993	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/ 9963/ 249	**Deed2:**	
Seller:	WILSON EDGAR GLENN	**Date:**	08/14/1990	**Price:**	$1
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 8566/ 213	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	*000*	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

** NONE **

THIS DEED Made this 6th day of August, 1993, by MICHAEL ALLEN MC CLURE, of Baltimore County, State of Maryland, hereinafter called "Grantor".

WITNESSETH, that for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, (the actual consideration paid or to be paid being ZERO DOLLARS) the said Grantor does hereby grant and convey unto MICHAEL ALLEN MCCLURE and BRENDA S. MCCLURE, his wife, as tenants by the entireties, their assigns and unto the survivor of them, his or her personal representatives and assigns, all that lot or parcel of land situate and lying in the SIXTH ELECTION DISTRICT of Baltimore County, State of Maryland, being more particularly described as follows:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME and all the described in and conveyed by a Deed dated August 9, 1990 by Michael L. Wilson and Barbara J. Arnold, Co-Guardians of the Property of Frances P. Wilson to Michael Allen McClure, and recorded among the Land Records of Baltimore County in Liber S.M. No. 8566, folio 213.

TOGETHER WITH the buildings and improvements thereon and all the rights, ways, roads, waters, water courses, easements, privileges, advantages and appurtenances thereto belonging or any way appertaining.

TO HAVE AND TO HOLD the above granted and described premises unto the said Michael Allen McClure and Brenda S. McClure, his wife, as tenants by the entireties, their assigns and unto the survivor of them, his or her personal representatives and assigns.

AND the said Grantor does hereby covenant to warrant specially the title to the lands and premises hereinbefore described, and intended to be conveyed, and to execute such other and further assurances thereof as may be requisite and necessary.

AS WITNESS the hand and seal of the Grantor herein named, the day and year first above written.

WITNESS:

(SEAL)
Michael Allen McClure

Smith & Kane, P.A.
ATTORNEYS AT LAW
[illegible] OFFICE STREET
BEL AIR, MD 21014

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
By 8/20/93
Date

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE DATE 8/20/93

STATE OF MARYLAND, COUNTY OF HARFORD, SCT:

I HEREBY CERTIFY that on this 6th day of August, 1993, before me, the subscriber, a Notary Public of the State of Maryland, in and for County aforesaid, duly commissioned and qualified, personally appeared MICHAEL ALLEN MCCLURE, the Grantor herein named, and he acknowledged the aforegoing Deed to be his act. And further, under the penalty of perjury, acknowledged that there is CONSIDERATION.

WITNESS my hand and Notarial Seal.

Mary K. Chester
Notary Public

My Commission Expires: Feb. 24, 1997

THIS IS TO CERTIFY THAT THIS INSTRUMENT HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM AN ATTORNEY ADMITTED TO THE BAR IN THE STATE OF MARYLAND.

JOHN B. KANE, ESQUIRE

Smith & Kane, P.A.
ATTORNEYS AT LAW
FOUR OFFICE STREET
BEL AIR, MD 21014

SCHEDULE A

ALL those two lots or parcels of ground situate, lying and being in the SIXTH ELECTION DISTRICT of Baltimore County, State of Maryland, being more particularly described as follows:

PARCEL NO. ONE:

BEGINNING for the same at a pipe in or near the center of an old abandoned road, said pipe also being 221.87 feet short of the end and in the North 1° West 53-1/2 perches line as described in the first parcel of a Deed from Ella Kirk, et al to Grant Hare, dated July 3, 1905, recorded among the Land Records of Baltimore County in Liber W.P.C. No. 287, folio 515 etc., running thence by a line of division as now surveyed by magnetic bearings as of the year 1972, North 86° 14' 10" East 466.30 feet to a point in or near the centerline of the present road-bed of Bentley Road, said point also being North 86° 14' 10" East 20.40 feet from a pipe, thence running in or near the center of Bentley Road, South 05° 04' 10" East 380.90 feet to a nail thence by a line of division as now surveyed and passing over a pipe at the end of 20.48 feet, South 83° 03' West 179.85 feet to a pipe on the West side of a right of way, 20 feet wide, as now laid out, thence along the West side of said right of way, North 09° 47' 15" West 83.12 feet to a pipe, thence along the Southeast side of said right of way, South 63° 14' 55" West 197.15 feet to a pipe, thence crossing the Southernmost end of said right of way by a new line of division, North 81° 46' 55" West 160.89 feet to a pipe in or near the center of the aforementioned old abandoned road and to intersect the first above mentioned Deed line, thence binding on that line and running in said old abandoned road, North 04° 40' 40" East 355.58 feet to the place of beginning, containing 4.187 acres, more or less.

SUBJECT, HOWEVER, to the above mentioned right of way, 20 feet wide, running along the East side of the North 09° 47' 15" West 83.12 foot line and the Northwest side of the South 63° 14' 55" West 197.15 foot line of the herein described parcel, said right of way being intended to be used for ingress and egress to back farmland to property of which this parcel is a part. As surveyed November 3, 1972 by C. A. Myers, Surveyor.

PARCEL NO. TWO:

BEGINNING for the second thereof at an old boundary pipe at the end of the South 83° 03' West 179.85 foot line as described in a Deed from Bessie Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972, recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5322, folio 853, etc., running thence binding on that Deed reversely as now surveyed, North 82° 06' 15" East 179.85 feet to a point in or near the centerline of the present road-bed of Bentley Road, thence running in or near the center of that road, South 04° 49' 49" East 130.96 feet to a nail, thence by two lines of division, south 85° 30' 17" West 167.15 feet to a pipe, and North 10° 44' 00" West 121.00 feet to the place of beginning, containing 0.500 of an acre, more or less.

LIBER 8566 PAGE 213

THIS DEED, Made this 9th day of August, 1990, by MICHAEL L. WILSON and BARBARA J. ARNOLD, Co-Guardians of the Property of FRANCES P. WILSON, of Baltimore County, State of Maryland, hereinafter referred to as "Grantors", and MICHAEL ALLEN McCLURE, hereinafter referred to as "Grantee".

WHEREAS, Frances P. Wilson, widow, owned the hereinafter described property by virtue of two deeds recorded among the Land Records of Baltimore County in Libers E.H.K.Jr. No. 5322, folio 853 and E.H.K.Jr. No. 7150, folio 332; and,

WHEREAS, by virtue of a court decree signed by Judge Levitz in the Guardianship Case 89T136 filed in the Circuit Court for Baltimore County, Michael L. Wilson and Barbara J. Arnold were appointed as Co-Guardians of the person and property of Frances P. Wilson; and,

WHEREAS, the Co-Guardians aforesaid have sold at public auction the herein described property to Michael Allen McClure.

NOW THEREFORE, WITNESSETH, That for and in consideration of the sum of Eighty One Thousand Dollars ($81,000.00), and other good and valuable considerations, receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey unto MICHAEL ALLEN McCLURE, his personal representatives and assigns, in fee simple, all those two parcels of ground situate, lying and being in the SIXTH ELECTION DISTRICT of Baltimore County, State of Maryland, and being more particularly described as follows:

B RC/F 16.00
B T TX 405.00
B DOCS 405.00
DEED 0 H
CLERK 826.00
#14819 C004 R01 T12:01
08/14/90

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH the buildings and improvements thereon and all the rights, ways, roads, waters, water courses, easements, privileges, advantages and appurtenances thereto belonging or any way appertaining.

TO HAVE AND TO HOLD the above granted and described premises

16.00
405.00
405.00

MAIL TO:
S & Kane, P.A.
ATTORNEYS AT LAW
FOUR OFFICE STREET
BEL AIR, MD 21014

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE JR DATE 8-13-90

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
JR 8-13-90
By Date

03A02#0062TLTRTX $1,296.00
BA C003:28PM08-13-90

unto the said Michael Allen McClure, his personal representatives and assigns, forever in fee simple.

AND the said Grantors do hereby covenants to warrant specially the title to the lands and premises hereinbefore described, and intended to be conveyed, and to execute such other and further assurances thereof as may be requisite and necessary.

AS WITNESS the hands and seals of the Grantors herein named, the day and year first above written.

WITNESS:

Michael L. Wilson, Co-Guardian (SEAL)
Michael L. Wilson, Co-Guardian

Barbara J. Arnold, Co-Guardian (SEAL)
Barbara J. Arnold, Co-Guardian

STATE OF MARYLAND, COUNTY OF HARFORD, SCT:

I HEREBY CERTIFY that on this 9th day of August, 1990, before me, the subscriber, a Notary Public of the State of Maryland, in and for County aforesaid, duly commissioned and qualified, personally appeared MICHAEL L. WILSON and BARBARA J. ARNOLD, Co-Guardians of the Property of Frances P. Wilson, Grantors herein named, and they each acknowledged the aforegoing Deed to be their voluntary act. And further, under the penalty of perjury, acknowledged the consideration set forth herein to be true and correct.

WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: Feb. 1, 1992

KAREN E. CAUDILL NOTARY PUBLIC HARFORD COUNTY, MD.

Smith & Kane, P.A.
ATTORNEYS AT LAW
FOUR OFFICE STREET
BEL AIR, MD 21014

SCHEDULE A

ALL those two lots or parcels of ground situate, lying and being in the SIXTH ELECTION DISTRICT of Baltimore County, State of Maryland, being more particularly described as follows:

PARCEL NO. ONE:

BEGINNING for the same at a pipe in or near the center of an old abandoned road, said pipe also being 221.87 feet short of the end and in the North 1° West 53-1/2 perches line as described in the first parcel of a Deed from Ella Kirk, et al to Grant Hare, dated July 3, 1905, recorded among the Land Records of Baltimore County in Liber W.P.C. No. 207, folio 515 etc., running thence by a line of division as now surveyed by magnetic bearings as of the year 1972, North 86° 14' 10" East 466.30 feet to a point in or near the centerline of the present road-bed of Bentley Road, said point also being North 86° 14' 10" East 20.40 feet from a pipe, thence running in or near the center of Bentley Road, South 05° 04' 10" East 380.90 feet to a nail thence by a line of division as now surveyed and passing over a pipe at the end of 20.48 feet, South 83° 03' West 179.85 feet to a pipe on the West side of a right of way, 20 feet wide, as now laid out, thence along the West side of said right of way, North 09° 47' 15" West 83.12 feet to a pipe, thence along the Southeast side of said right of way, South 63° 14' 55" West 197.15 feet to a pipe, thence crossing the Southernmost end of said right of way by a new line of division, North 81° 46' 55" West 160.89 feet to a pipe in or near the center of the aforementioned old abandoned road and to intersect the first above mentioned Deed line, thence binding on that line and running in said old abandoned road, North 04° 40' 40" East 355.58 feet to the place of beginning, containing 4.187 acres, more or less.

SUBJECT, HOWEVER, to the above mentioned right of way, 20 feet wide, running along the East side of the North 09° 47' 15" West 83.12 foot line and the Northwest side of the South 63° 14' 55" West 197.15 foot line of the herein described parcel, said right of way being intended to be used for ingress and egress to back farmland to property of which this parcel is a part. As surveyed November 3, 1972 by C. A. Myers, Surveyor.

BEING THE SAME and all the land conveyed by and described in a Deed dated November 28, 1972 by Bessie Wilson, Widow to E. Glenn Wilson and Frances P. Wilson, his wife, and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5322, folio 853. The said E. Glenn Wilson having since departed this life on or about September 9, 1988.

PARCEL NO. TWO:

BEGINNING for the second thereof at an old boundary pipe at the end of the South 83° 03' West 179.85 foot line as described in a Deed from Bessie Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972, recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5322, folio 853, etc., running thence binding on that Deed reversely as now surveyed, North 82° 06' 15" East 179.85 feet to a point in or near the centerline of the present road-bed of Bentley Road, thence running in or near the center of that road, South 04° 49' 49" East 130.96 feet to a nail, thence by two lines of division, south 85° 30' 17" West 167.15 feet to a pipe, and North 10° 44' 00" West 121.00 feet to the place of beginning, containing 0.500 of an acre, more or less.

BEING THE SAME and all the land secondly described in a Deed dated September 16, 1985 by Edgar Glenn Wilson, Personal Representative of the Estate of Bessie Marie Wilson, to Edgar Glenn Wilson and Frances P. Wilson, his wife, and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 7150, folio 332.

LIBER 7150 PAGE 332

HESNICK, SOPHER & PERLOW, P.A.
1 East Redwood Street
Baltimore, Md. 21202
539-5678

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

DEED PREPARED WITHOUT TITLE EXAMINATION

This Deed, MADE THIS 10th day of September

in the year one thousand nine hundred and eighty-five by and between

EDGAR GLENN WILSON, Personal Representative of the Estate of Bessie Marie Wilson,

party of the first part, and

EDGAR GLENN WILSON and FRANCES P. WILSON, his wife, parties

of the second part.

C RC/F	16.00
C I TX	47.11
C DOCS	47.50
DEED	0 #
CHK JR I	110.61
CHK JR	110.61
	0 #
	0 #
#16151 TRN# R02 T10:38 05/07/86	

WITNESSETH, That in consideration of the sum of Nine Thousand Four Hundred Twenty-Three dollars ($9,423.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged,

the said party of the first part

STATE DEPARTMENT OF ASSESSMENTS & TAXATION
CLERK DATE

AGRICULTURAL TRANSFER TAX NOT APPLICABLE
SIGNATURE DATE

does grant and convey to the said parties of the second part, as tenants by the entirety, their assigns, the survivor of them and such survivor's

personal representatives and assigns, in fee simple, all

those lot of ground situate in Baltimore County, State of Maryland,

and described as follows, that is to say BEGINNING for the first at a point in or near the centerline of the present road-bed of Valley Mill Road at the end of the South 87 degrees East 14½ perches line as described in the first parcel of a Deed from Ella Kirk et al. to Grant Hare, dated July 1, 1905, recorded among the Land Records of Baltimore County in Liber W.P.C. no. 287 folio 515 etc., running thence binding on the first parcel of that Deed as now surveyed, North 46 degrees 55 minutes 46 seconds East 105.00 feet to a point in Bentley Road and to the beginning point described in a Deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949, recorded in Liber T.B.S. No. 1805 folio 286 etc. thence binding on that Deed reversely by correcting the quadrant of the bearing, South 11 degrees 03 minutes 20 seconds East 100.00 feet to a pipe on the East side of Bentley Road and to the end of the South 81 degrees 53 minutes 43 seconds West 433.91 foot line in a Deed from Bessie Wilson, widow, to Donald L. Turnbaugh and wife, recorded in Liber E.H.K.Jr. No. 5399 folio 353 etc., thence binding on that Deed the two following lines, South 84 degrees 16 minutes 14 seconds West 25.87 feet to a nail in or near the center of Bentley Road, thence running in that road, South 07 degrees 17 minutes 09 seconds East 92.59 feet and to the end of the North 07 degrees 30 minutes West 238.48 foot line in a Deed from Bessie Wilson, widow, to Clinton Merle Wilson and wife, recorded in Liber E.H.J.Jr. No. 5399 folio 351 etc., thence binding on that Deed reversely and still running in Bentley Road, South 07 degrees 17 minutes 09 seconds East 238.48 feet to a railroad spike in or near the center, thence by a line of division, South 07 degrees 59 minutes 41 seconds East 317.07 feet and to the end of the north 86 degrees 14 minutes 10 seconds East 466.30 foot line in a Deed from Bessie Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972, recorded in Liber E.H.K.Jr. No. 5322 folio 853 etc., thence leaving the road and binding on that Deed reversely, South 85 degrees 17 minutes 25 seconds West 466.30 feet to a pipe in an old abandoned road and to intersect the South 2 degrees East 54 perches line as described in the first parcel of a Deed from Ambrose Hunt and wife to Clarence Wilson and wife, dated April 9, 1940, recorded in Liber H.J.S. No. 1451 folio 409 etc., thence binding on that Deed reversely the two following lines and running in an old abandoned road, North 03 degrees 43 minutes 55 seconds East 246.70 feet to a pipe and North 06 degrees 28 minutes 05 seconds East 96.15

feet to an old boundary concrete monument at the end of the South 1 degree West 360.6 foot line in a Deed from Clarence Wilson and wife to Robert L. Wilson and wife, dated May 18, 1959, recorded in Liber W.J.R. No. 3528 folio 532 etc., thence by two lines of division, South 83 degrees 31 minutes 55 seconds East 115.00 feet to a pipe and North 06 degrees 28 minutes 05 seconds East 399.77 feet to a point in or near the center of the abandoned Valley Mill Road and on the Northernmost edge of the present road-bed of Valley Mill Road and to intersect the first above mentioned Deed line, thence running in Valley Mill Road and binding on said Deed, South 85 degrees 25 minutes 21 seconds East 121.27 feet to the place of beginning, containing five acres and two hundred eighty-two thousandths of an acre (5.282) of land more or less.

BEGINNING for the second thereof at an old boundary pipe at the end of the South 83 degrees 03 minutes West 179.85 foot line as described in a Deed from Bessie Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972, recorded among *the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5322, folio 853, etc.*, running thence binding on that Deed reversely as now surveyed, North 82 degrees 06 minutes 15 seconds East 179.85 feet to a point in or near the centerline of the present road-bed of Bentley Road, thence running in or near the center of that road, Souht 04 degrees 49 minutes 49 seconds East 130.96 feet to a nail, thence by two lines of division, South 85 degrees 30 minutes 17 seconds West 167.15 feet to a pipe, and North 10 degrees 44 minutes 00 seconds West 121.00 feet to the place of beginning, containing five hundred thousandths of an acre (0.500) of land more or less.

BEING part of all that property which by Deed dated September 13, 1927, and recorded among the Land Records of Baltimore County in Liber C.W.C. No. 649, folio 8, was granted and conveyed by Edward A. Imwold and wife unto Clarence Wilson and Bessie Wilson, also known as Bessie Marie Wilson, his wife. The said Clarence Wilson departed this life on or about March 23, 1972, leaving the said Bessie Marie Wilson surviving him and the said Bessie Marie Wilson departed this life on or about January 1, 1982. See Estate No. 49518 in the Orphans' Court for Baltimore County wherein the said Edgar Glenn Wilson was appointed Personal REpresentative of the Estate of Bessie Marie Wilson.

LIBER 7150 PAGE 333

TOGETHER with the buildings 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 lot s of ground and premises to the said to the said parties of the second part, as tenants by the entireties, their assigns,

the survivor of them, and such survivor's personal representatives

and assigns , in fee simple.

AND the said party of the first part hereby covenant s that

that he will execute such further assurances of the same as may be requisite

WITNESS the hand and seal of said grantor.

Test:

Jerry S. Sopher

Edgar Glenn Wilson (SEAL)
Edgar Glenn Wilson
Personal Representative of the
Estate of Bessie Marie Wilson

(SEAL)

STATE OF MARYLAND, Baltimore County, to wit

I HEREBY CERTIFY, That on this 16th day of September, in the year one thousand nine hundred and eighty-five, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Edgar Glenn Wilson, Personal Representative of the Estate of Bessie Marie Wilson, known to me (or satisfactorily proven) to be the person whose name is are subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

Jerry S. Sopher
Notary Public

My Commission expires
July 1, 1986.

PLEASE RETURN TO:
BAY STATE TITLE COMPANY
1 EAST REDWOOD STREET
SUITE 401
BALTIMORE, MD. 21202
301 - 539-5878

P 156 (P1)

Click here for a plain text ADA compliant screen.

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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New Search

Account Identifier: **District -** 06 **Account Number -** 0620080025

Owner Information

Owner Name:	SADLOWSKI JOSEPH W SADLOWSKI MARY	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	948 BENTLEY RD FREELAND MD 21053-9517	**Deed Reference:**	1) /14457/ 721 2)

Location & Structure Information

Premises Address
948 BENTLEY RD

Zoning

Legal Description
1.38 AC
948 BENTLEY RD
SE COR BEE TREE RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
6	24	156						81	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1951	1,344 SF	1.38 AC	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	36,330	41,520		
Improvements:	73,480	78,840		
Total:	109,810	120,360	113,326	116,842
Preferential Land:	0	0	0	0

Transfer Information

Seller:	TURNBAUGH DONALD L	**Date:**	05/10/2000	**Price:**	$150,000
Type:	NOT ARMS-LENGTH	**Deed1:**	/14457/ 721	**Deed2:**	
Seller:		**Date:**	12/23/1949	**Price:**	$0
Type:	UNKNOWN	**Deed1:**	/ 1805/ 286	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

DEED

THIS DEED, made this 9th day of May, 2000, by and between SHIRLEY MAE MYERS, Personal Representative under the Last Will and Testament of Donald Leslie Turnbaugh, also known as Donald L. Turnbaugh, deceased, party of the first part, Grantor; and JOSEPH W. SADLOWSKI and MARY SADLOWSKI, husband and wife, parties of the second part, Grantees.

WHEREAS, Donald Leslie Turnbaugh departed this life testate on or about the 17th day of September, 1999 seized and possessed of the hereinafter described fee simple lots of ground and by his Last Will and Testament, duly probated by the Register of Wills for Baltimore County, nominated and appointed the within Grantor as his Personal Representative, vesting in her full power of sale and disposition; and,

WHEREAS, the within Grantor did qualify with the Register of Wills for Baltimore County as will appear by reference to Order therein dated October 8, 1999 (Estate No. 108823), wherefore these presents are executed.

NOW THEREFORE THIS DEED WITNESSETH: That in consideration of the sum of Five Dollars ($5.00) and other good and valuable considerations, the actual consideration paid or to be paid in connection with this conveyance being ONE HUNDRED FIFTY THOUSAND AND NO/100THS DOLLARS ($150,000.00), this day paid, the receipt whereof is hereby acknowledged, the said Grantor, in exercise of the powers in her vested, does hereby grant and convey unto the within Grantees, as tenants by the entireties, their assigns, the survivor of them and the personal representatives and assigns of the survivor, in fee simple, all those lots of ground situate and lying in the County of Baltimore, State of Maryland, and described as follows:

> BEGINNING FOR THE FIRST in the center line of a County Road, the said point being North 41 1/4 degrees East 105 feet from the point marking the end of the fifth line of the description of tract one of lands of Clarence Wilson, and running thence and bounding on the sixth line of Clarence Wilson's tract one, North 41 1/4 degrees East 441 feet (129.4 feet of this distance is on the eleventh line of tract two of the lands now or formerly owned by Clarence Wilson); thence by lines of division South 26 1/2 degrees East 370 feet to an iron pin; thence South 76 degrees West 440 feet to an iron pin on the East side of a County Road; thence North 14 degrees West (erroneously referred to previously as East) 100 feet to the place of beginning.

REVIEWED SDAT
BY 40
DATE 5-10-00

SUBJECT TO THE RIGHTS OF OTHERS in and to a right of way as now laid out twenty feet wide, along the southeasternmost side of the North 41 1/4 degree East 441 foot line described in the parcel above, as set forth in Deed dated September 27, 1986 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 7429, folio 51, from Donald Turnbaugh and Frances Ilene Turnbaugh, husband and wife, to Kevin L. Myers and Shirley M. Turnbaugh.

BEGINNING FOR THE SECOND at an old boundary pipe at the end of the South 26 degree 30 minute East 370 foot line as described in a Deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949 and recorded among the Land Records of Baltimore County, Maryland in Liber TBS No. 1805, folio 286 etc., running thence binding on that Deed as now surveyed by magnetic bearings, South 83 degrees 53 minutes 43 seconds West 433.19 feet to an old boundary pipe, thence continuing the same course, South 83 degrees 53 minutes 43 seconds West 25.87 feet to a point in or near the centerline of the present roadbed of Bentley Road, thence running in or near the center of that Road, South 07 degrees 30 minutes East 92.59 feet, thence by a line of division, North 80 degrees 05 minutes East 421.11 feet to a pipe, thence by another line of division, North 23 degrees 27 minutes 30 seconds East 74.24 feet to the place of beginning.

The improvements thereon being known as No. 948 Bentley Road.

BEING THE SAME PROPERTIES, fee simple title to which was acquired by Donald L. Turnbaugh and Ilene Turnbaugh, husband and wife, by the following conveyances:

a) Deed dated November 26, 1949 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 1805, folio 286, which was granted and conveyed by Clarence Wilson and Bessie Wilson, husband and wife (as to parcel one);

b) Deed dated September 27, 1973 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 5399, folio 353, which was granted and conveyed by Bessie Wilson, widow (as to parcel two).

The said Ilene Turnbaugh departed this life on or about the 19th day of May, 1999, thereby vesting fee simple title in the said Donald L. Turnbaugh, by virtue of survivorship.

TOGETHER WITH the buildings and improvements thereon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described property and premises unto and to the use of the said Grantees, as tenants by the entireties, their assigns, the survivor of them, and the personal representatives and assigns of the survivor, in fee simple.

AND the said party of the first part hereby covenants to execute such further assurances of said property as may be requisite.

AS WITNESS the hand and seal of the said Grantor.

WITNESS:

Janet R. Lages

Shirley Mae Myers (SEAL)
Shirley Mae Myers, Personal Representative of the Estate of Donald Leslie Turnbaugh

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 9th day of May, 2000, before me, a Notary Public of the State aforesaid, personally appeared Shirley Mae Myers, Personal Representative of the Estate of Donald Leslie Turnbaugh, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who signed the same in my presence, and acknowledged that she executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Janet R. Lages
Notary Public

JANET R. LAGES NOTARY PUBLIC Baltimore County, Md

My Commission Expires: August 1, 2001

The within Grantees hereby certify under penalties of perjury, that the residence will be occupied by us as our principal residence.

Joseph W. Sadlowski

Mary Sadlowski

I hereby certify that the within instrument was prepared under my supervision and that I have been duly admitted to practice law by the Maryland Court of Appeals.

Janet R. Lages

AFTER RECORDATION RETURN TO:

Janet R. Lages, Esquire
10 Hunt Valley View Terrace
Phoenix, Maryland 21131
(410) 527-0360
File No. BA-2351

1805/286

I HEREBY CERTIFY, that on this 17th day of December, 1949, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared R. W. Shermantine, the President of the Sparks State Bank, a body corporate, and acknowledged the aforegoing release to be the act of said body corporate.

(Notarial Seal)

J. Earl Chilcoat

J. Earl Chilcoat, Notary Public

Rec Dec 23 1949 at 12 Noon & exd per T Braden Silcott Clerk- Rec dmc

Exd By AM&V

121889 Clarence Wilson et al :
Deed to Donald L Turnbaugh et al :

THIS DEED, Made this 26th day of November in the year one thousand nine hundred and forty-nine, by and between Clarence Wilson and Bessie Wilson, his wife, of Baltimore County in the State of Maryland, of the first part, and Donald L. Turnbaugh andIlene Turnbaugh, his wife, of the County and State aforesaid, of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars ($5.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, the said Clarence Wilson and Bessie Wilson, his wife, do grant and convey unto the said Donald L. Turnbaugh and Ilene Turnbaugh, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of the survivor, in fee simple, all that piece or parcel of ground, situate, lying and being in the 6th Disctrict of Baltimore County, aforesaid, and described as follows, that is to say:

BEGINNING for the same at a point in the center line of a County Road, the said point being North 41-1/4 degrees East/105 feet from the point marking the end of the fifth line of the description of tract one of land of Clarence Wilson, and running thence and bounding on the sixth line of Clarence Wilson tract one, North 41-1/4 degrees East 441 feet (129.4 feet of this distance is on the eleventh line of tract two of the Grantor); thence by lines of division South 26-1/2 degrees East 370 feet to an iron pin; thence south 76 degrees West 440 feet to an iron pin on the East side of a County Road; thence North 14 degrees East 100 feet to the place of beginning. Containing 1 acre and 61 square perches of land more or less.

BEING a part of all that property described in a deed from Edward A. Imwald and Martha E. Imwald, his wife, to Clarence Wilson and Bessie Wilson, his wife, dated September 13, 1927 and recorded among the Land Records of Baltimore County in Liber C.W.C. No. 649 folio 18.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, tothe same belonging,oranywise appertaining.

TO HAVE AND TO HOLD the 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 Donald L. Turnbaugh and Ilene Turnbaugh, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of the survivor, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors.

TEST:

Chester L. Fultnn — Clarence Wilson (SEAL)

Chester L. Fulton — Clarence Wilson

Bessie Wilson (SEAL)

Bessie Wilson

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY, That on this 26th day of November in the year one thousand nine hundred and forty-nine, before me, the subscriber, a Notary Public of the State of Maryland in and for Baltimore County aforesaid, personally appeared Clarence Wilson and Bessie Wilson, his wife, the above named grantors, and they acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.

(Notarial Seal) Chester L. Fulton

Chester L. Fulton, Notary Public

Rec Dec 23 1949 at 12 Noon & exd per T Braden Silcott Clerk- Rec dmc

Exd By AM&V

- -

121890 Gladys J Rightmiller : THIS DEED, Made this 22nd day of December, in the year
Asgt to Hugh Kelly et al : one thousand nine hundred and forty-nine, between Gladys J.
US $13.75 SS $13.75 : Rightmiller, Widow, of Baltimore County in the State of Maryland, Grantor, and Hugh Kelly and Ruth G. Kelly, his wife,
- - - - - - - - - - - - - - - : of Baltimore City, State of Maryland, grantees.

WITNESSETH, that in consideratinn of the sum of five dollars and of other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Gladys J. Rightmiller does grant unto the saidHugh Kelly and Ruth G. Kelly, his wife, as tenants by the entireties, their assigns, the survivor of them, and the survivor's personal representatives and assigns, all that lot of ground situate in Baltimore County aforesaid, at present known as No.2412 Taylor Avenue, Villa Cresta and described as follows, that is to say

BEGINNING for the same at the corner formed by the intersection of the northeast side of Taylor Avenue and the northwest side of Oakdale Avenue; and running thence northwesterly on the northeast side of Taylor Avenue fifty-one feet; thence northeasterly and parallel with the northwest side of Oakdale Avenue one hundred fifty feet more or less to the south side of an alley ten feet wide there situate; thence southeasterly and running along the southwest side of said ten foot alley with the use thereof in common with others fifty-one feet to the northwest side of Oakdale Avenue; thence southwesterly along the northwest side of Oakdale Avenue one hundred fifty feet more or less to the place of beginning.

BEING the same lot of ground described in an Assignment from Joseph G. Stewart and wife to Henry M. Rightmiller and Gladys J. Rightmiller, his wife, dated December 10th, 1947 and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1632, folio 174, etc., the said Henry M. Rightmiller being now deceased, having died on or about December 23rd, 1947.

TOGETHER with the buildings thereupon; and all the rights, alleys, ways, waters, privileges, appurtenances and advantages, thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground, and premises, unto and to the use of the said Hugh Kelly and Ruth G. Kelly, his wife, as tenants by the entireties, their assigns, the survivor of them, and the survivor's personal representatives and assigns, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever; subject to the payment of the annual rent of Ninety Dollars ($90.00) payable in equal half yearly installments on the twenty-six day of June and December, in each and every year.

AND the said grantor hereby covenants that she has not done or suffered to be done,

DELIVERED TO Hugh Kelly 3/21/60
SIGNATURE

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search

Account Identifier: **District -** 06 **Account Number -** 1600011103

Owner Information

Owner Name:	SADLOWSKI JOSEPH W SADLOWSKI MARY	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	948 BENTLEY RD FREELAND MD 21053-9517	**Deed Reference:**	1) /14457/ 721 2)

Location & Structure Information

Premises Address
BENTLEY SPRINGS RD

Zoning

Legal Description
.787 AC
SES BENTLEY SPRING RD
VALLEY MILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
6	24	156						81	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		.78 AC	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	2,730	2,730		
Improvements:	0	0		
Total:	2,730	2,730	2,730	2,730
Preferential Land:	0	0	0	0

Transfer Information

Seller:	TURNBAUGH DONALD L	**Date:**	05/10/2000	**Price:**	$150,000
Type:	MULT ACCTS ARMS-LENGTH	**Deed1:**	/14457/ 721	**Deed2:**	
Seller:	WILSON BESSIE AG USE 83-84	**Date:**	10/02/1973	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/ 5399/ 353	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	**Class**	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

DEED

THIS DEED, made this 9th day of May, 2000, by and between SHIRLEY MAE MYERS, Personal Representative under the Last Will and Testament of Donald Leslie Turnbaugh, also known as Donald L. Turnbaugh, deceased, party of the first part, Grantor; and JOSEPH W. SADLOWSKI and MARY SADLOWSKI, husband and wife, parties of the second part, Grantees.

WHEREAS, Donald Leslie Turnbaugh departed this life testate on or about the 17th day of September, 1999 seized and possessed of the hereinafter described fee simple lots of ground and by his Last Will and Testament, duly probated by the Register of Wills for Baltimore County, nominated and appointed the within Grantor as his Personal Representative, vesting in her full power of sale and disposition; and,

WHEREAS, the within Grantor did qualify with the Register of Wills for Baltimore County as will appear by reference to Order therein dated October 8, 1999 (Estate No. 108823), wherefore these presents are executed.

NOW THEREFORE THIS DEED WITNESSETH: That in consideration of the sum of Five Dollars ($5.00) and other good and valuable considerations, the actual consideration paid or to be paid in connection with this conveyance being ONE HUNDRED FIFTY THOUSAND AND NO/100THS DOLLARS ($150,000.00), this day paid, the receipt whereof is hereby acknowledged, the said Grantor, in exercise of the powers in her vested, does hereby grant and convey unto the within Grantees, as tenants by the entireties, their assigns, the survivor of them and the personal representatives and assigns of the survivor, in fee simple, all those lots of ground situate and lying in the County of Baltimore, State of Maryland, and described as follows:

> BEGINNING FOR THE FIRST in the center line of a County Road, the said point being North 41 1/4 degrees East 105 feet from the point marking the end of the fifth line of the description of tract one of lands of Clarence Wilson, and running thence and bounding on the sixth line of Clarence Wilson's tract one, North 41 1/4 degrees East 441 feet (129.4 feet of this distance is on the eleventh line of tract two of the lands now or formerly owned by Clarence Wilson); thence by lines of division South 26 1/2 degrees East 370 feet to an iron pin; thence South 76 degrees West 440 feet to an iron pin on the East side of a County Road; thence North 14 degrees West (erroneously referred to previously as East) 100 feet to the place of beginning.

REVIEWED SDAT
BY
DATE 5/10/00

SUBJECT TO THE RIGHTS OF OTHERS in and to a right of way as now laid out twenty feet wide, along the southeasternmost side of the North 41 1/4 degree East 441 foot line described in the parcel above, as set forth in Deed dated September 27, 1986 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 7429, folio 51, from Donald Turnbaugh and Frances Ilene Turnbaugh, husband and wife, to Kevin L. Myers and Shirley M. Turnbaugh.

BEGINNING FOR THE SECOND at an old boundary pipe at the end of the South 26 degree 30 minute East 370 foot line as described in a Deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949 and recorded among the Land Records of Baltimore County, Maryland in Liber TBS No. 1805, folio 286 etc., running thence binding on that Deed as now surveyed by magnetic bearings, South 83 degrees 53 minutes 43 seconds West 433.19 feet to an old boundary pipe, thence continuing the same course, South 83 degrees 53 minutes 43 seconds West 25.87 feet to a point in or near the centerline of the present roadbed of Bentley Road, thence running in or near the center of that Road, South 07 degrees 30 minutes East 92.59 feet, thence by a line of division, North 80 degrees 05 minutes East 421.11 feet to a pipe, thence by another line of division, North 23 degrees 27 minutes 30 seconds East 74.24 feet to the place of beginning.

The improvements thereon being known as No. 948 Bentley Road.

BEING THE SAME PROPERTIES, fee simple title to which was acquired by Donald L. Turnbaugh and Ilene Turnbaugh, husband and wife, by the following conveyances:

a) Deed dated November 26, 1949 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 1805, folio 286, which was granted and conveyed by Clarence Wilson and Bessie Wilson, husband and wife (as to parcel one);

b) Deed dated September 27, 1973 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 5399, folio 353, which was granted and conveyed by Bessie Wilson, widow (as to parcel two).

The said Ilene Turnbaugh departed this life on or about the 19th day of May, 1999, thereby vesting fee simple title in the said Donald L. Turnbaugh, by virtue of survivorship.

TOGETHER WITH the buildings and improvements thereon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described property and premises unto and to the use of the said Grantees, as tenants by the entireties, their assigns, the survivor of them, and the personal representatives and assigns of the survivor, in fee simple.

AND the said party of the first part hereby covenants to execute such further assurances of said property as may be requisite.

AS WITNESS the hand and seal of the said Grantor.

WITNESS:

Janet R. Lages

Shirley Mae Myers (SEAL)
Shirley Mae Myers, Personal Representative of the Estate of Donald Leslie Turnbaugh

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 9th day of May, 2000, before me, a Notary Public of the State aforesaid, personally appeared Shirley Mae Myers, Personal Representative of the Estate of Donald Leslie Turnbaugh, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who signed the same in my presence, and acknowledged that she executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Janet R. Lages
Notary Public

Janet R. Lages NOTARY PUBLIC Baltimore County, Md

My Commission Expires: August 1, 2001

The within Grantees hereby certify under penalties of perjury, that the residence will be occupied by us as our principal residence.

Joseph W. Sadlowski

Mary Sadlowski

I hereby certify that the within instrument was prepared under my supervision and that I have been duly admitted to practice law by the Maryland Court of Appeals.

Janet R. Lages

AFTER RECORDATION RETURN TO:

Janet R. Lages, Esquire
10 Hunt Valley View Terrace
Phoenix, Maryland 21131
(410) 527-0360
File No. BA-2351

THIS DEED, Made this 27 day of September in the year one thousand nine hundred and seventy-three, by and between Bessie Wilson, Widow, of Baltimore County, State of Maryland, of the first part, and Donald L. Turnbaugh and Ilene Turnbaugh, his wife, of Baltimore County, State of Maryland, of the second part.

WITNESSETH, that in consideration of the sum of Five ($5.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said Bessie Wilson does hereby grant and convey unto the said Donald L. Turnbaugh and Ilene Turnbaugh, his wife, as tenants by the entireties, their heirs and assigns, the survivor of them in fee simple, all that lot of ground, situate, lying and being in the Sixth Election District of Baltimore County, State of Maryland and described as follows, that is to say:

TRANSFER TAX NOT REQUIRED
10-9-73
Walter R. Richardson
Director of Finance
Per: Muriel O. Hinson
Authorized Signature
Rec'd Dec 12 C

BEGINNING for the same at an old boundary pipe at the end of the South 26 degrees 30 minutes East 370 foot line as described in a Deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949, recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1805 folio 286 etc., running thence binding on that Deed as now surveyed by magnetic bearings, South 83 degrees 53 minutes 43 seconds West 433.19 feet to an old boundary pipe, thence continuing the same course, South 83 degrees 53 minutes 43 seconds West 25.87 feet to a point in or near the centerline of the present road-bed of Bentley Road, thence running in or near the center of that road, South 07 degrees 30 minutes East 92.59 feet, thence by a line of division, North 80 degrees 05 minutes East 421.11 feet to a pipe, thence by another line of division, North 23 degrees 27 minutes 30 seconds East 74.24 feet to the place of beginning, containing seven hundred eighty-seven thousandths of an acre (0.787) of land more or less, as surveyed August 8, 1973 by C. A. Myers, Surveyor.

BEING a part of the first and second parcels of land described in a Deed from Edward A. Imwold and wife to Clarence Wilson and Bessie Wilson, his wife, dated September 13, 1927, recorded among the Land Records of Baltimore County in Liber G.W.C. No. 649 folio 8 etc., the said Clarence Wilson is now deceased, as of March 23, 1972.

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to

the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the 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 Donald L. Turnbaugh and Ilene Turnbaugh, his wife, as tenants by the entireties, their heirs and assigns, the survivor of them, in fee simple.

And the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor.

Test:

John H Calhoun

Bessie Wilson (SEAL)
Bessie Wilson

NO TITLE SEARCH

STATE OF MARYLAND

COUNTY OF BALTIMORE

I hereby certify that on this 27 day of September 1973, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Bessie Wilson, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

John H. Calhoun
Notary Public

008***** R029552 11-2-73
008***** R029552 11-2-73

My Commission expires:
July 1 1974

JOHN H. CALHOUN
REG. NOTARY PUBLIC
BALTIMORE CO. MD.

Filed for record OCT 2 1973 at 1:52 pm
For Elmer H. Kahling, Jr., Clerk
John H. Calhoun
Recording pt. No. _____ $ 2.00

Click here for a plain text ADA compliant screen.

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search

Account Identifier: **District -** 06 **Account Number -** 1600008410

Owner Information

Owner Name:	MCCLURE MICHAEL ALLEN MCCLURE BRENDA S	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	919 BENTLEY RD FREELAND MD 21053	**Deed Reference:**	1) / 9963/ 249 2)

Location & Structure Information

Premises Address
919 BENTLEY RD

Zoning

Legal Description
4.187 AC ES
BENTLEY SPRING RD
1000 S VALLEY MILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
6	24	276						81	Plat Ref:

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1905	1,114 SF	4.18 AC	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2002	Phase-In Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	46,130	52,720		
Improvements:	25,670	29,680		
Total:	71,800	82,400	75,333	78,866
Preferential Land:	0	0	0	0

Transfer Information

Seller:	MCCLURE MICHAEL ALLEN	**Date:**	08/20/1993	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/ 9963/ 249	**Deed2:**	
Seller:	WILSON FRANCES P	**Date:**	08/14/1990	**Price:**	$1
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 8566/ 213	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

THIS DEED Made this 6th day of August, 1993, by MICHAEL ALLEN MC CLURE, of Baltimore County, State of Maryland, hereinafter called "Grantor".

WITNESSETH, that for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, (the actual consideration paid or to be paid being ZERO DOLLARS) the said Grantor does hereby grant and convey unto MICHAEL ALLEN MCCLURE and BRENDA S. MCCLURE, his wife, as tenants by the entireties, their assigns and unto the survivor of them, his or her personal representatives and assigns, all that lot or parcel of land situate and lying in the SIXTH ELECTION DISTRICT of Baltimore County, State of Maryland, being more particularly described as follows:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME and all the described in and conveyed by a Deed dated August 9, 1990 by Michael L. Wilson and Barbara J. Arnold, Co-Guardians of the Property of Frances P. Wilson to Michael Allen McClure, and recorded among the Land Records of Baltimore County in Liber S.M. No. 8566, folio 213.

TOGETHER WITH the buildings and improvements thereon and all the rights, ways, roads, waters, water courses, easements, privileges, advantages and appurtenances thereto belonging or any way appertaining.

TO HAVE AND TO HOLD the above granted and described premises unto the said Michael Allen McClure and Brenda S. McClure, his wife, as tenants by the entireties, their assigns and unto the survivor of them, his or her personal representatives and assigns.

AND the said Grantor does hereby covenant to warrant specially the title to the lands and premises hereinbefore described, and intended to be conveyed, and to execute such other and further assurances thereof as may be requisite and necessary.

AS WITNESS the hand and seal of the Grantor herein named, the day and year first above written.

WITNESS:

(SEAL)
Michael Allen McClure

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
By 8/20/93
Date

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE DATE 8/20/93

Smith & Kane, P.A.
ATTORNEYS AT LAW
[illegible] OFFICE STREET
BEL AIR, MD 21014

STATE OF MARYLAND, COUNTY OF HARFORD, SCT:

I HEREBY CERTIFY that on this 6th day of August, 1993, before me, the subscriber, a Notary Public of the State of Maryland, in and for County aforesaid, duly commissioned and qualified, personally appeared MICHAEL ALLEN MCCLURE, the Grantor herein named, and he acknowledged the aforegoing Deed to be his act. And further, under the penalty of perjury, acknowledged that there is CONSIDERATION.

WITNESS my hand and Notarial Seal.

Mary K. Chester
Notary Public

My Commission Expires: Feb. 24, 1997

THIS IS TO CERTIFY THAT THIS INSTRUMENT HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM AN ATTORNEY ADMITTED TO THE BAR IN THE STATE OF MARYLAND.

JOHN B. KANE, ESQUIRE

Smith & Kane, P.A.
ATTORNEYS AT LAW
FOUR OFFICE STREET
BEL AIR, MD 21014

SCHEDULE A

ALL those two lots or parcels of ground situate, lying and being in the SIXTH ELECTION DISTRICT of Baltimore County, State of Maryland, being more particularly described as follows:

PARCEL NO. ONE:

BEGINNING for the same at a pipe in or near the center of an old abandoned road, said pipe also being 221.87 feet short of the end and in the North 1° West 53-1/2 perches line as described in the first parcel of a Deed from Ella Kirk, et al to Grant Hare, dated July 3, 1905, recorded among the Land Records of Baltimore County in Liber W.P.C. No. 287, folio 515 etc., running thence by a line of division as now surveyed by magnetic bearings as of the year 1972, North 86° 14' 10" East 466.30 feet to a point in or near the centerline of the present road-bed of Bentley Road, said point also being North 86° 14' 10" East 20.40 feet from a pipe, thence running in or near the center of Bentley Road, South 05° 04' 10" East 380.90 feet to a nail thence by a line of division as now surveyed and passing over a pipe at the end of 20.48 feet, South 83° 03' West 179.85 feet to a pipe on the West side of a right of way, 20 feet wide, as now laid out, thence along the West side of said right of way, North 09° 47' 15" West 83.12 feet to a pipe, thence along the Southeast side of said right of way, South 63° 14' 55" West 197.15 feet to a pipe, thence crossing the Southernmost end of said right of way by a new line of division, North 81° 46' 55" West 160.89 feet to a pipe in or near the center of the aforementioned old abandoned road and to intersect the first above mentioned Deed line, thence binding on that line and running in said old abandoned road, North 04° 40' 40" East 355.58 feet to the place of beginning, containing 4.187 acres, more or less.

SUBJECT, HOWEVER, to the above mentioned right of way, 20 feet wide, running along the East side of the North 09° 47' 15" West 83.12 foot line and the Northwest side of the South 63° 14' 55" West 197.15 foot line of the herein described parcel, said right of way being intended to be used for ingress and egress to back farmland to property of which this parcel is a part. As surveyed November 3, 1972 by C. A. Myers, Surveyor.

PARCEL NO. TWO:

BEGINNING for the second thereof at an old boundary pipe at the end of the South 83° 03' West 179.85 foot line as described in a Deed from Bessie Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972, recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5322, folio 853, etc., running thence binding on that Deed reversely as now surveyed, North 82° 06' 15" East 179.85 feet to a point in or near the centerline of the present road-bed of Bentley Road, thence running in or near the center of that road, South 04° 49' 49" East 130.96 feet to a nail, thence by two lines of division, south 85° 30' 17" West 167.15 feet to a pipe, and North 10° 44' 00" West 121.00 feet to the place of beginning, containing 0.500 of an acre, more or less.

THIS DEED, Made this 9th day of August, 1990, by MICHAEL L. WILSON and BARBARA J. ARNOLD, Co-Guardians of the Property of FRANCES P. WILSON, of Baltimore County, State of Maryland, hereinafter referred to as "Grantors", and MICHAEL ALLEN McCLURE, hereinafter referred to as "Grantee".

WHEREAS, Frances P. Wilson, widow, owned the hereinafter described property by virtue of two deeds recorded among the Land Records of Baltimore County in Libers E.H.K.Jr. No. 5322, folio 853 and E.H.K.Jr. No. 7150, folio 332; and,

WHEREAS, by virtue of a court decree signed by Judge Levitz in the Guardianship Case 89T136 filed in the Circuit Court for Baltimore County, Michael L. Wilson and Barbara J. Arnold were appointed as Co-Guardians of the person and property of Frances P. Wilson; and,

WHEREAS, the Co-Guardians aforesaid have sold at public auction the herein described property to Michael Allen McClure.

NOW THEREFORE, WITNESSETH, That for and in consideration of the sum of Eighty One Thousand Dollars ($81,000.00), and other good and valuable considerations, receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey unto MICHAEL ALLEN McCLURE, his personal representatives and assigns, in fee simple, all those two parcels of ground situate, lying and being in the SIXTH ELECTION DISTRICT of Baltimore County, State of Maryland, and being more particularly described as follows:

B RC/F 16.00
B T TX 405.00
B DOCS 405.00
DEED 0 H
CK CLERK 826.00
#14819 C004 R01 T12:01
08/14/90

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH the buildings and improvements thereon and all the rights, ways, roads, waters, water courses, easements, privileges, advantages and appurtenances thereto belonging or any way appertaining.

TO HAVE AND TO HOLD the above granted and described premises

16.00
405.00
405.00

MAIL TO:
S[redacted] & Kane, P.A.
ATTORNEYS AT LAW
FOUR OFFICE STREET
BEL AIR, MD 21014

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE JR DATE 8-13-90

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
JR 8-13-90
By Date

03A02N0062TLTRTX $1,296.00
BA C003:28PM08-13-90

unto the said Michael Allen McClure, his personal representatives and assigns, forever in fee simple.

AND the said Grantors do hereby covenants to warrant specially the title to the lands and premises hereinbefore described, and intended to be conveyed, and to execute such other and further assurances thereof as may be requisite and necessary.

AS WITNESS the hands and seals of the Grantors herein named, the day and year first above written.

WITNESS:

Michael L. Wilson, Co-Guardian (SEAL)
Michael L. Wilson, Co-Guardian

Barbara J. Arnold, Co-Guardian (SEAL)
Barbara J. Arnold, Co-Guardian

STATE OF MARYLAND, COUNTY OF HARFORD, SCT:

I HEREBY CERTIFY that on this 9th day of August, 1990, before me, the subscriber, a Notary Public of the State of Maryland, in and for County aforesaid, duly commissioned and qualified, personally appeared MICHAEL L. WILSON and BARBARA J. ARNOLD, Co-Guardians of the Property of Frances P. Wilson, Grantors herein named, and they each acknowledged the aforegoing Deed to be their voluntary act. And further, under the penalty of perjury, acknowledged the consideration set forth herein to be true and correct.

WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: Feb. 1, 1992

KAREN E. CAUDILL NOTARY PUBLIC HARFORD COUNTY, MD.

Smith & Kane, P.A.
ATTORNEYS AT LAW
FOUR OFFICE STREET
BEL AIR, MD 21014

SCHEDULE A

ALL those two lots or parcels of ground situate, lying and being in the SIXTH ELECTION DISTRICT of Baltimore County, State of Maryland, being more particularly described as follows:

PARCEL NO. ONE:

BEGINNING for the same at a pipe in or near the center of an old abandoned road, said pipe also being 221.87 feet short of the end and in the North 1° West 53-1/2 perches line as described in the first parcel of a Deed from Ella Kirk, et al to Grant Haxe, dated July 3, 1905, recorded among the Land Records of Baltimore County in Liber W.P.C. No. 287, folio 515 etc., running thence by a line of division as now surveyed by magnetic bearings as of the year 1972, North 86° 14' 10" East 466.30 feet to a point in or near the centerline of the present road-bed of Bentley Road, said point also being North 86° 14' 10" East 20.40 feet from a pipe, thence running in or near the center of Bentley Road, South 05° 04' 10" East 380.90 feet to a nail thence by a line of division as now surveyed and passing over a pipe at the end of 20.48 feet, South 83° 03' West 179.85 feet to a pipe on the West side of a right of way, 20 feet wide, as now laid out, thence along the West side of said right of way, North 09° 47' 15" West 83.12 feet to a pipe, thence along the Southeast side of said right of way, South 63° 14' 55" West 197.15 feet to a pipe, thence crossing the Southernmost end of said right of way by a new line of division, North 81° 46' 55" West 160.89 feet to a pipe in or near the center of the aforementioned old abandoned road and to intersect the first above mentioned Deed line, thence binding on that line and running in said old abandoned road, North 04° 40' 40" East 355.58 feet to the place of beginning, containing 4.187 acres, more or less.

SUBJECT, HOWEVER, to the above mentioned right of way, 20 feet wide, running along the East side of the North 09° 47' 15" West 83.12 foot line and the Northwest side of the South 63° 14' 55" West 197.15 foot line of the herein described parcel, said right of way being intended to be used for ingress and egress to back farmland to property of which this parcel is a part. As surveyed November 3, 1972 by C. A. Myers, Surveyor.

BEING THE SAME and all the land conveyed by and described in a Deed dated November 28, 1972 by Bessie Wilson, Widow to E. Glenn Wilson and Frances P. Wilson, his wife, and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5322, folio 853. The said E. Glenn Wilson having since departed this life on or about September 9, 1988.

PARCEL NO. TWO:

BEGINNING for the second thereof at an old boundary pipe at the end of the South 83° 03' West 179.85 foot line as described in a Deed from Bessie Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972, recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5322, folio 853, etc., running thence binding on that Deed reversely as now surveyed, North 82° 06' 15" East 179.85 feet to a point in or near the centerline of the present road-bed of Bentley Road, thence running in or near the center of that road, South 04° 49' 49" East 130.96 feet to a nail, thence by two lines of division, south 85° 30' 17" West 167.15 feet to a pipe, and North 10° 44' 00" West 121.00 feet to the place of beginning, containing 0.500 of an acre, more or less.

BEING THE SAME and all the land secondly described in a Deed dated September 16, 1985 by Edgar Glenn Wilson, Personal Representative of the Estate of Bessie Marie Wilson, to Edgar Glenn Wilson and Frances P. Wilson, his wife, and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 7150, folio 332.

LIBER 5322 PAGE 853

FEE SIMPLE DEED — INDIVIDUAL GRANTOR AND GRANTEE — 40

TRANSFER TAX NOT REQUIRED
12-6-72
Walter R. Richardson
Director of Finance
Per [signature]
Authorized Signature

This Deed, Made this twenty eighth day of November

in the year one thousand nine hundred and seventy-two, by and between Bessie Wilson, Widow, of Baltimore County, State of Maryland,

, of the first part, and

R. Glenn Wilson and Frances P. Wilson, his wife,

of the second part.

Witnesseth, that in consideration of the sum of Five ($5.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged,

the said Bessie Wilson

DEC 15-72 2 0877 ****1050
DEC 15-72 2 0877 ****1050

does hereby grant and convey unto the said R. Glenn Wilson and Frances P. Wilson, his wife, as tenants by the entireties, their heirs and assigns, the survivor of them

~~heirs and assigns~~

in fee simple, all that lot(s) of ground, situate, lying and being in the Sixth Election District of Baltimore County, State of Maryland

, ~~State of Maryland~~, and described as follows, that is to say:—

Beginning for the same at a pipe in or near the center of an old abandoned road, said pipe also being 221.87 feet short of the end and in the North 1 degree West 53½ perches line as described in the first parcel of a Deed from Ella Kirk etal. to Grant Hare, dated July 3, 1905, recorded among the Land Records of Baltimore County in Liber W.P.C. No. 287 folio 515 etc., running thence by a line of division as now surveyed by magnetic bearings as of the year 1972, North 86 degrees 14 minutes 10 seconds East 466.30 feet to a point in or near the centerline of the present road-bed of Bentley Road, said point also being North 86 degrees 14 minutes 10 seconds East 20.40 feet from a pipe, thence running in or near the center of Bentley Road, South 05 degrees 04 minutes 10 seconds East 380.90 feet to a nail thence by a line of division as now surveyed and passing over a pipe at the end of 20.48 feet, South 83 degrees 03 minutes West 179.85 feet to a pipe on the West side of a right of way, 20 feet wide, as now laid out, thence along the West side of said right of way, North 09 degrees 47 minutes 15 seconds West 83.12 feet to a pipe, thence along the Southeast side of said right of way, South 63 degrees 14 minutes 55 seconds West 197.15 feet to a pipe, thence crossing the Southernmost end of said right of way by a new line of division, North 81 degrees 46 minutes 55 seconds West 160.89 feet to a pipe in or near

the center of the aforementioned old abandoned road and to intersect the first above mentioned Deed line, thence binding on that line and running in said old abandoned road, North 04 degrees 40 minutes 40 seconds East 355.58 feet to the place of beginning, containing four acres and one hundred eighty-seven thousandths of an acre (4.187) of land more or less.

SUBJECT, however, to the above mentioned right of way, 20 feet wide, running along the East side of the North 09 degrees 47 minutes 15 seconds West 83.12 foot line and the Northwest side of the South 63 degrees 14 minutes 55 seconds West 197.15 foot line of the herein described parcel, said right of way being intended to be used for ingress and egress to back farmland to property of which this parcel is a part. As surveyed November 3, 1972, by C. A. Myers, Surveyor.

BEING a part of the same land conveyed by Deed from Edward A. Imwold and wife to Clarence Wilson and Bessie Wilson, his wife, (the said Clarence Wilson deceased on March 23, 1972), dated September 13, 1927, recorded among the Land Records of Baltimore County in Liber C.W.C. No. 649 folio 18 etc.

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the 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 R. Glenn Wilson and Frances P. Wilson, his wife, as tenants by the entireties, their heirs and assigns, the survivor of them, in fee simple.

And the said party of the first part hereby covenant that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor

Test:

John H. Callaway

Bessie Wilson [SEAL]
Bessie Wilson

[SEAL]

NO TITLE SEARCH

State of Maryland, , to wit:

I Hereby Certify, That on this 28th day of November, 1972, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Bessie Wilson

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

Virginia Thomas
Notary Public

My Commission expires:
July 1, 1974

Rec'd for record DEC 15 1972 at 9:54 AM
Per Elmer H. Kahline, Jr., Clerk
Mail to John H. Callaway
Receipt No. 10:50

Click here for a plain text ADA compliant screen.

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search

Account Identifier: **District** - 06 **Account Number** - 1600011104

Owner Information

Owner Name:	WEIGANDT WAYNE M WEIGANDT KELLY D	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	940 BENTLEY RD FREELAND MD 21053-9517	**Deed Reference:**	1) / 6571/ 650 2)

Location & Structure Information

Premises Address	Zoning	Legal Description
940 BENTLEY RD		2.875 AC ES BENTLEY SPRING RD OPP VALLEY MILL R

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
6	24	280						81	Plat Ref:

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1986	2,936 SF	2.87 AC	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	SIDING

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	41,540	47,480		
Improvements:	117,800	132,040		
Total:	159,340	179,520	166,066	172,792
Preferential Land:	0	0	0	0

Transfer Information

Seller:	WILSON CLINTON M AG USE 83-84	**Date:**	08/10/1983	**Price:**	$22,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 6571/ 650	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

LIBER 6571 PAGE 650

FEE SIMPLE DEED

This Deed, Made this [illegible] day of [illegible], 19[illegible], by and between

Clinton Merle Wilson and
Audrey Mae Wilson, his wife,

Grantor, and

Wayne M. Weigandt and
Kelly D. Weigandt, his wife

Grantee:

WITNESSETH, that in consideration of the sum of Ten Dollars and other good and valuable considerations, the said Grantor hereby grants and conveys unto the Grantee, in fee simple, as tenants by the entirety, their assigns,

, all that property situate in the STATE OF MARYLAND

Sixth Election District, County of Baltimore, described as:

BEGINNING for the same at a pipe set South 23 degrees 27 minutes 30 seconds West 74.24 feet from the end of the South 26 degrees 30 minutes East 370 foot line as described in a Deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949, and recorded among the Land Records of Baltimore County in Book TBS No. 1803, Page 286, etc.; running thence by four lines of division, as now surveyed by magnetic bearings, South 18 degrees 49 minutes 49 seconds East 276.38 feet to a pipe, South 71 degrees 02 minutes 30 seconds West 322.82 feet to a pipe, North 11 degrees 28 minutes 30 seconds West 86.53 feet to a pipe, and South 79 degrees 42 minutes 02 seconds West 134.36 feet to a point in or near the center line of the present roadbed of Bentley Road, thence running in or near the center of that road, North 07 degrees 30 minutes West 238.48 feet; thence leaving that road and running along the southernmost line of that parcel of land now laid out for conveyance from Bessie Wilson to Donald L. Turnbaugh and wife, North 80 degrees 05 minutes East 421.11 feet to the place of beginning, containing 2.875 acres of land, more or less, as surveyed August 8, 1973, by C.A. Myers, Surveyor.

BEING the same property described in Book EHKJr. No. 5399, Page 351.

ACCOUNTING TITLE
AMOUNT
SIGNATURE
DATE

STATE DEPARTMENT OF ASSESSMENTS & TAXATION
CLERK
DATE 8-10-83

C RC/F	14.00
C T TX	110.00
C TCCS	110.00
DEED	0 #
FEA OR T	234.00
883902 0001	602 T14:20
	08/11/83

D D [illegible]

IND/FS

LIBER 6571 PAGE 651

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground, property and premises, unto and to the use of the said Grantee, in fee simple, as tenants by the entirety, their assigns,

The actual consideration paid or to be paid is $22,000.00.

AND the said Grantor covenants that he will warrant specially the property hereby conveyed and that he will execute such further assurances of said land as may be requisite.

USE of the singular party herein includes the plural and use of one gender includes all.

WITNESS the hand and seal of said Grantor.

Clinton Merle Wilson (SEAL)
Clinton Merle Wilson

Audrey Mae Wilson (SEAL)
Audrey Mae Wilson

_____ (SEAL)

_____ (SEAL)

STATE OF MARYLAND,

On this 1st day of August, 1983, before me, a Notary Public of said State, personally appeared Clinton Merle Wilson and Audrey Mae Wilson, his wife,

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

ROBERT F. NAUGHTON BALTIMORE MD

Notary Public

My commission expires: 7/1/86

This is to Certify that the within instrument was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Attorney

PATRICK A. NAUGHTON

Rec'd for record AUG 11 1983 at 2:20 p.m.
For Elmer H. Kahline, Jr., Clerk
Mail to CALLAHAN & CALWELL
Receipt No. _____ $ 14.00

2 of 2

THIS DEED, Made this 27 day of September in the year one thousand nine hundred and seventy-three, by and between Bessie Wilson, Widow, of Baltimore County, State of Maryland, of the first part, and Clinton Merle Wilson and Audrey Mae Wilson, his wife, of R. D. #1, New Freedom, Pennsylvania, of the second part.

WITNESSETH, that in consideration of the sum of Five ($5.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said Bessie Wilson does hereby grant and convey unto the said Clinton Merle Wilson and Audrey Mae Wilson, his wife, as tenants by the entireties, their heirs and assigns, the survivor of them in fee simple, all that lot of ground, situate, lying and being in the Sixth Election District of Baltimore County, State of Maryland and described as follows, that is to say:

TRANSFER TAX NOT REQUIRED
10-2-73
Walter R. Richardson
Director of Finance
Per [signature]
Authorized Signature
Rec'd Rec'd 3 C

BEGINNING for the same at a pipe set South 23 degrees 27 minutes 30 seconds West 74.24 feet from the end of the South 26 degrees 30 minutes East 370 foot line as described in a Deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949, recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1805 folio 286 etc., running thence by four lines of division as now surveyed by magnetic bearings, South 18 degrees 49 minutes 49 seconds East 276.58 feet to a pipe, South 71 degrees 02 minutes 30 seconds West 322.82 feet to a pipe, North 11 degrees 28 minutes 30 seconds West 86.53 feet to a pipe and South 79 degrees 42 minutes 02 seconds West 154.36 feet to a point in or near the centerline of the present road-bed of Bentley Road, thence running in or near the center of that road, North 07 degrees 30 minutes West 238.48 feet, thence leaving that road and running along the Southernmost line of that parcel of land now laid out for conveyance from Bessie Wilson to Donald L. Turnbaugh and wife, North 80 degrees 05 minutes East 421.11 feet to the place of beginning, containing two acres and eight hundred seventy-five thousandths of an acre (2.875) of land more or less, as surveyed August 8,1973 by C.A.Myers, Surveyor.

BEING a part of the first and second parcels of land described in a Deed from Edward A. Inwold and wife to Clarence Wilson and Bessie Wilson, his wife, dated September 13, 1927, recorded among the Land Records of Baltimore County in Liber C.W.C. No. 649 folio 8 etc., the said Clarence Wilson is now deceased, as of March 23, 1972.

Together with the buildings and improvements thereupon

erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the 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 Clinton Merle Wilson and Audrey Mae Wilson, his wife, as tenants by the entireties, their heirs and assigns, the survivor of them, in fee simple.

And the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor.

Test:

John H. Calhoun Bessie Wilson (SEAL)
Bessie Wilson

NO TITLE SEARCH

STATE OF MARYLAND
COUNTY OF BALTIMORE

I hereby certify that on this 27 day of September 1973, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Bessie Wilson, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

In Witness Whereof, I hereunto set my hand and official

John H. Calhoun
Notary Public

My Commission expires:
July 1, 1974

Rec'd for record OCT 2 1973 at 1:52 PM
For Elmer H. Kahline, Jr., Clerk
Mail to John H. Calhoun
Receipt No. 8.00

JOHN H. CALHOUN NOTARY PUBLIC BALTIMORE CO. MD

0016949 404 Ref 17

THIS DEED Made this 3 day of October, 2002, by and between **Clyde D. Wilson**, hereinafter called "Grantor" and **Michael Allen McClure and Wayne M. Weigandt**, hereinafter called "Grantees".

WITNESSETH that for and in consideration of the sum of One Hundred Ten Thousand Dollars ($110,000.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey unto **Michael Allen McClure and Wayne M. Weigandt**, as tenants in common, their personal representatives and assigns, all that lot and parcel of ground situate in the SIXTH ELECTION DISTRICT of Baltimore County, State of Maryland, being more particularly described in Schedule A attached hereto and made a part hereof.

BEING the same and all the land described in a deed dated January 11, 1996 from Michael L. Wilson, Personal Representative of the Estate of Frances P. Wilson to Clyde D. Wilson and recorded among the Land Records of Baltimore County in Liber C.G.H. No. 11479, folio 108.

TOGETHER WITH the buildings and improvements thereon and all the rights, ways, roads, waters, water courses, easements, privileges, advantages and appurtenances thereto belonging or any way appertaining.

TO HAVE AND TO HOLD the above granted and described premises unto the said **Michael Allen McClure and Wayne M. Weigandt**, as tenants in common, their personal representatives and assigns, forever in fee simple.

AND the said Grantor does hereby warrant specially the title to the lands and premises hereinbefore described, and intended to be conveyed, and to execute such other and further assurances thereto as may be requisite and necessary.

Smith & Kane, P.A.
ATTORNEYS AT LAW
FOUR OFFICE STREET
BEL AIR, MD 21014
410-879-2727

AS WITNESS the hands and seals of the Grantors herein named, the day and year first above written.

WITNESS:

Clyde D. Wilson (SEAL)
Clyde D. Wilson

STATE OF MARYLAND, COUNTY OF HARFORD, SCT:

I HEREBY CERTIFY that on this 3rd day of OCTOBER, 2002, before me, the subscriber, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared **Clyde D. Wilson**, Grantor named herein, and acknowledged the aforegoing Deed to be his voluntary act. And further acknowledged that the consideration set forth herein is true and correct.

WITNESS my hand and Notarial Seal.

Tracy L. M
Notary Publ

TRACY L. MILLER
NOTARY PUBLIC
HARFORD CO., MD.

My Commission Expires: 12/01/04

This is to certify that this instrument has been prepared by me or under my supervision and that I am an attorney admitted to the Bar in the State of Maryland.

John B. Kane, Esquire

RETURN TO:

SMITH AND KANE, P.A.
4 Office St.
Bel Air, MD 21014
410-879-2727

SCHEDULE A

BEGINNING for the same at a point in or near the centerline of the present road bed of Valley Mill Road at the end of the south 87 degrees east 14 ½ perches line as described in the first parcel of a deed from Ella Kirk, et al. to Grant Hare, dated July 3, 1905, recorded among the Land Records of Baltimore County in Liber WPC No. 287, Folio 515, etc., running thence binding on the first parcel of that deed as now surveyed, north 46 degrees 55 minutes 46 seconds east 105.00 feet to a point in Bentley Road and to the beginning point described in a deed from Clarence Wilson and wife to Donald L. Turnbaugh and wife, dated November 26, 1949, recorded in Liber TBS No. 1805, Folio 286, etc. thence binding on that Deed reversely by correcting the quadrant of the bearing, south 11 degrees 07 minutes 20 seconds east 100.00 feet to a pipe on the east side of Bentley Road and to the end of the south 63 degrees 53 minutes 43 seconds west 433.91 foot line in a deed from Bessie Wilson, widow, to Donald L. Turnbaugh and wife, recorded in Liber EHK Jr. No. 5399, Folio 353 etc, thence binding on that deed the two following lines, south 84 degrees 16 minutes 34 seconds west 25.87 feet to a nail in or near the center of Bentley Road, thence running in that road, south 07 degrees 17 minutes 09 seconds east 92.59 feet and to the end of the north 07 degrees 30 minutes west 238.48 foot line in a deed from Bessie Wilson, widow, to Clinton Merle Wilson and wife, recorded in Liber EHK Jr. No. 5399, folio 351 etc., thence binding on that deed reversely and still running in Bentley Road, south 07 degrees 17 minutes 09 seconds east 238.48 feet to a railroad spike in or near the center, thence by a line of division, south 07 degrees 59 minutes 41 seconds east 317.07 feet and to the end of the north 86 degrees 14 minutes 10 seconds east 466.30 foot line in a deed from Bessie Wilson, widow, to E. Glenn Wilson and wife, dated November 8, 1972, recorded in Liber EHK Jr. No. 5322, folio 853, etc., thence leaving the road and binding on that deed reversely, south 85 degrees 17 minutes 25 second west 466.30 feet to a pipe in an old abandoned road and to intersect the south 2 degrees east 59 perches line as described in the first parcel of a deed from Ambrose Hunt and wife to Clarence Wilson and wife, dated April 9, 1946, recorded in Liber RJS No. 1451, Folio 409, etc., thence binding on that deed reversely the two following lines and running in an old abandoned road, north 03 degrees 43 minutes 55 seconds east 246.70 feet to a pipe and north 06 degrees 28 minutes 05 seconds east 96.15 feet to an old boundary concrete monument at the end of the south 1 degree west 360.6 foot line in a deed from Clarence Wilson and wife to Robert L. Wilson and wife, dated May 18, 1959, recorded in Liber WJR No. 3528, Folio 532, etc., thence by two lines of division, south 83 degrees 31 minutes 55 seconds east 115.00 feet to a pipe and north 06 degrees 28 minutes 05 seconds east 399.77 feet to a point in or near the center of the abandoned Valley Mill Road and on the northernmost edge of the present roadbed of Valley Mill Road and to intersect the first aforementioned deed line, thence running in Valley Mill Road and binding on said deed, south 85 degrees 25 minutes 23 seconds east 123.27 feet to the place of beginning, containing five acres and two hundred eighty two thousandths of an acre, (5.282) of land, more or less.

0016949 407

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: BALTIMORE

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)

Space Reserved for Circuit Court Clerk Recording Validation

TRP FD SURE $	5.00
RECORDING FEE	20.00
TR TAX STATE	550.00
TOTAL	575.00
Rcpt # 8402	Rcpt # 8430
SM TD	Blk # 2885
Oct 16, 2002	02:52 PM

1 Type(s) of Instruments (☐ Check Box if Addendum Intake Form is Attached.)

☒ Deed ☐ Mortgage ☐ Other _____ ☐ Other _____
☐ Deed of Trust ☐ Lease

2 Conveyance Type Check Box

☐ Improved Sale Arms-Length *[1]* ☒ Unimproved Sale Arms-Length *[2]* ☐ Multiple Accounts Arms-Length *[3]* ☐ Not an Arms-Length Sale *[9]*

3 Tax Exemptions (if Applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only — Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$ 110,000.00	Transfer Tax Consideration	$
Any New Mortgage	$	X ( ) % =	$
Balance of Existing Mortgage	$	Less Exemption Amount —	$
Other:	$	Total Transfer Tax =	$ 1,650.00
Other:	$	Recordation Tax Consideration	$
		X ( ) per $500 =	$ 550.00
Full Cash Value	$	TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 25.00	$
Surcharge	$	$
State Recordation Tax 20	$ 550.00	$
State Transfer Tax 550	$ 550.00	$
County Transfer Tax 1	$ 1650.00	$
Other	$	$
Other	$	$

Agent: RDB
Tax Bill: pd (FY)
C.B. Credit: —
Ag. Tax/Other: N —

6 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	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
06	2100013250	11479/108	6	311	☐(5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
					5.282 AC.

Location / Address of Property Being Conveyed (2): 5.282 AC. WS BENTLEY RD SW CORNER VALLEY MILL RD

Other Property Identifiers (if applicable) | Water Meter Account No.

Residential ☒ or Non-Residential ☐ | Fee Simple ☒ or Ground Rent ☐ | Amount:

Partial Conveyance? ☐ Yes ☒ No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
CLYDE D. WILSON	
Doc. 1 Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
MICHAEL ALLEN McCLURE	
WAYNE M. WEIGANDT	

New Owner's (Grantee) Mailing Address: 919 Bentley Road Freedland MD 21053

9 Other Names to Be Indexed

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

10 Contact/Mail Information

Instrument Submitted By or Contact Person
Name:
Firm: HAILE & PECK
Address: 304 W. PENNSYLVANIA AVE
TOWSON MD 21204 Phone: (410) 321-7037

☐ Return to Contact Person
☐ Hold for Pickup
☐ Return Address Provided

11 Assessment Information

IMPORTANT: *BOTH* THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

☐ Yes ☒ No [illegible] veyed 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).

Assessment Use Only - Do Not Write Below This Line

☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification

Transfer Number: Date Received: Deed Reference: Assigned Property No.:

	20	20	Geo	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

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

DATE RECEIPT
CHAN RECEIPT
BUSINESS ACTUAL TIME
10/17/2002 10/16/2002 14:51:40
REG W501 WALKIN JRIC JMR DRAWER 1
>>RECEIPT # 110955 10/16/2002 OFLN
DEPT 7 24 RECORDATION TAXES
ACCOUNT NO. 2100013250
RECPT TOT $2,200.00
CK .00 CA
BALTIMORE County, Maryland

WILSON ORIGINAL TRACT

649/18

18

and twenty two

Arthur D Mansfield (Seal)

Elizabeth B Mansfield (Seal)

Mrs Clara E Adams

Personally sworn to by me a notary public for Baltimore Co State of Maryland on this 18th day of September year 1922 --

Clara E Adams

(Notarial Seal)

term expires May 5th 1924

Recorded Oct 4 1927 at 9.50 A M and Examined per C.Walter Cole Clerk

---

Edward A Imwold and wife

Deed To

Clarence Wilson and wife

This Deed Made this 13th day of September in the year one thousand nine hundred and twenty-seven by and between Edward A Imwold and Martha E Imwold his wife of Baltimore County in the State of Maryland of the first part and Clarence Wilson and Bessie Wilson of said County and State of the second part

Witnesseth that in consideration of the sum of Thirty-one hundred Dollars the receipt of which is hereby acknowledged the said Edward A Imwold and Martha E Imwold his wife do grant and convey unto the said Clarence Wilson and Bessie Wilson his wife as tenants by the entireties their heirs and assigns the heirs and assigns of the survivor of them forever in fee-simple all those two contiguous lots or parcels of ground situate lying and being in Sixth District of Baltimore County aforesaid and described as follows that is to say

Being parts of a largertract called "Jarrett's Inheritance and more particularly described by courses and distances in a deed from Ella Kirk et al to Grant Hare bearing date on or about July 3 1905 and recorded among the Land Records of Baltimore County in Liber W P C No 287 folio 515 &c to which reference is hereby made for chain of title and in which deed the said two parcels of land are described as containing about sixty (60) acres

Being also the same land mentioned and described in a deed dated April 21 1916 from Grant Hare and Annie K Hare his wife to the said Edward A Imwold and Martha E Imwold his wife said deed having been duly recorded among the Land Records of Baltimore County May 2 1916 in Liber W P C No 461 folio 180 etc

Together with the buildings and improvements thereupon erected made or being and all and every the rights alleys ways waters privileges appurtenances and advantages to the same belonging or anywise appertaining

To Have and To Hold the 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 Clarence Wilson and Bessie Wilson his wife as tenants by the entireties their heirs and assigns the heirs and assigns of the survivor of them forever in fee-simple

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act matter or thing whatsoever to encumber the property hereby conveyed that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite

Witness the hands and seals of said grantors

Edward A Imwold (Seal)

Test:

Martha E Imwold (Seal)

W Evans Anderson

State of Maryland Baltimore County to wit:

I Hereby Certify That on this 13th day of September in the year one thousand nine hundred and twenty-seven before me the subscriber a Justice of the Peace of the State of Maryland in and for Baltimore County aforesaid personally appeared Edward A Imwold and Martha E Imwold his wife the above named grantors and they acknowledged the foregoing Deed to be their act

As Witness my hand and seal

W Evans Anderson (Seal)

Justice of the Peace

Recorded Sept 13 1927 at 1 P M and Examined per C Walter Cole Clerk

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3

John E Buccino and wife

Deed To

Mary Cooper

This Deed Made this 12th day of July in the year one thousand nine hundred and twenty-seven by and between John E Buccino and Mary Buccino his wife of the City of Baltimore in the State of Maryland of the first part and Mary Cooper of the second part

Witnesseth that in consideration of the sum of five dollars and other good and valuable consideration the receipt whereof is hereby acknowledged the said John E Buccino and Mary Buccino his wife do grant and convey unto the said Mary Cooper her heirs and assigns in fee-simple all that lot of ground situate lying and being in Baltimore County State of Maryland and known and designated as Lot No 7 on the Plat of Woodland which said plat is recorded among the Land Records of Baltimore County in Plat Book J W S No 2 folio 291 etc said lot having a front on the southernmost side of Woodland Avenue of twenty-five feet with a depth of even width southerly of ninety-nine feet and six and one-half inches

Being the same piece or parcel of ground which by deed dated November 12th 1924 and recorded among the Land Records of Baltimore County in Liber W P C 599 folio 540 was granted and conveyed by Ambrose Laukaitis and Sophia Laukaitis his wife to the said grantors

Together with the buildings and improvements thereupon erected made or being and all and every the rights alleys ways waters privileges appurtenances and advantages to the same belonging or anywise appertaining

To Have and To Hold the 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 Mary Cooper her heirs and assigns in fee-simple

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act matter or thing whatsoever to encumber the property hereby conveyed that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite

Witness the hands and seals of said grantors

John E Buccino (Seal)

Test:

Mary Buccino (Seal)

Virginia C Gale

State of Maryland City of Baltimore to wit:

I Hereby Certify That on this 12th day of July in the year one thousand nine hundred and twenty-seven before me the subscriber a Notary Public of the State of Maryland in

180

Witness the hands and seals of the parties of the first part.

Test, Howard D. Adams. Clarence E. Buckley (Seal) Mary E. Buckley (Seal)

State of Maryland, } To Wit
City of Baltimore }

I Hereby Certify that on this 25th day of April, 1916, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared Clarence E. Buckley and Mary E. Buckley, his wife, the within named parties of the first part, and they acknowledged the foregoing Deed to be their act.

Witness my hand and Notarial Seal.

Howard D. Adams, (Seal)
Notary Public

Recorded May 2nd, 1916, at 9.15 A. M. and examined.
Per William P. Cole, Clerk.

1885 Grant Hare & Wife } This Deed made this 21st day
Deed to } of April, in the year one thou-
Edward A. Arnold } sand nine hundred and six-
and wife } teen (1916) by and between Grant
Hare and Annie K. Hare, his
wife, of Baltimore County in the State of Maryland,
parties of the first part, grantors, and Edward A.
Arnold and Martha E. Arnold his wife, of Balti-
more County, in the State of Maryland as aforesaid,
Witnesseth, that in consideration of the sum of Eight-
een Hundred and Sixty Dollars ($1860.00) One Hundred
Dollars ($100.00) of which has been paid by the said
grantees in cash and Seventeen Hundred and Sixty
Dollars ($1760.00) of which has been secured by notes
and mortgages the receipt of which is hereby acknowl-
edged, the said Grant Hare and Annie K. Hare, his
wife, do hereby grant and convey unto the said Edward
A. Arnold and Martha E. Arnold, his wife, as tenants
by the entireties, their heirs and assigns, the heirs and
assigns of the survivor of them, forever in fee simple,
all those two contiguous lots or parcels of land, being
parts of a larger tract called "Jarrets Inheritance",
situate, lying and being in the 6th Election District
of Baltimore County and more particularly described
by courses and distances in a deed from Ella Funk,
et al., to Grant Hare, bearing date on or about July 3,

605, and recorded among the Land Records of Baltimore County in Liber N.P.C. No. 287, Folio 175, etc., to which reference is hereby made for chain of title, and in which deed the said two parcels of land are described as containing about sixty (60) acres.

Together with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or appertaining.

To have and to hold the said land 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 behoof of the said Edward A. Arnold and Martha E. Arnold, his wife, as tenants by the entireties, their heirs and assigns, the heirs and assigns of the survivor of them forever in fee simple.

And the said Grant Hare and Annie R. Hare, his wife, do hereby covenant that they will warrant specially the property hereby granted, and conveyed, and that they will execute such further assurances of said land as may be required.

Witness the hands and seals of said grantors.

Test:
John E. Steffler
State of Maryland, Baltimore County, } To Wit:

Grant Hare (Seal)
Annie R. Hare (Seal)

I hereby certify that on this, the 21st day of April, in the year nineteen hundred and sixteen (1916), before me, the subscriber, a Justice of the Peace of the State of Maryland, in and for Baltimore County aforesaid, personally appeared Grant Hare and Annie R. Hare, his wife, the hereinabove named grantors, and each acknowledged the foregoing deed to be their act.

John E. Steffler,
Justice of the Peace.

Recorded May 2nd, 1916, at 10.10 A. M., and examined,
Per William P. Cole, Clerk.

1886 Balto. Copper Smelting & Rolling Co. Deed to Standard Oil Company } This Deed, Made this twenty-seventh day of April, in the year one

William O. Gould Esquire before whom the annexed instrument of writing was made and who has thereto subscribed his name and affixed his official seal at the time of so doing a Justice of the Peace of the State of Maryland in and for the City of Baltimore duly commissioned and sworn and acting by law to administer oaths and take acknowledgments, do hereby certify that I am acquainted with the handwriting of the said Justice and verily believe the signature to be his genuine signature.

In testimony whereof I have set my hand and affix the seal of the Superior Court of Baltimore City this 26th day of June A.D. 1905.

(Seal Affixed) Robt. Oyler
Clerk of the Superior Court
of Baltimore City

Recorded July 1st 1905 at 9.15 A. M. Ex'd
Per William Poole Clerk

4135 Bertha L. Kirk (Widow) et al to Deed to Grant Hale

This Deed made this third day of July in the year One thousand nine hundred and five by Bertha L. Kirk widow, Daniel K. Peter and Ethel M. K. Peter his wife, Peter Kirk husband of Ethel M. K. Peter and Mary E. Kirk all of Baltimore County and State of Maryland parties of the first part, Bertha L. Kirk Hale of the County and State aforesaid of the second part, Grantee

Whereas William Kirk late of Baltimore County died on or about the 2d day of February 1905 being at the time of his death seized and possessed of the property hereinafter mentioned and described and thereby intended to be conveyed and having given them as all and his only heirs at law under the said Bertha L. Kirk and the four following children the said Daniel K. Peter, Ethel M. K. Peter, Mary E. Kirk and Bertha L. Kirk, the said Bertha L. Kirk being now an infant and not capable of joining in the execution of these presents, and whereas the said Grant Hale has now become the purchaser of all the interest and estate in the said hereinafter described property and for the purchase price of Thirteen Hundred and Ten ($1310.00) Dollars of which said sum Three Hundred and Ten ($310.00) has been paid in cash prior to the ensealing of these presents the receipt whereof is hereby acknowledged and the balance of said purchase price being the sum of Four Hundred ($400.00) Dollars being retained by the said Grantee until the

Bertha Stubenfort shall pay the sum of twenty one years and shall execute and deliver to said Grantees good and sufficient conveying all her interest and estate, in and to the said property unencumbered by dower or equity which she may or shall have or acquire, but shall not be liable for the payment of the said Grantees all the right, title and interest of the said Grantors in and to the property aforesaid these presents are executed subject nevertheless that in case the said Grantors the said Ellen Kirwan Annie A. Peter and John R. Peter husband of the said Annie A. Peter and Henry R. Peter husband of the said Ellen Kirwan do pay and convey unto the said Grantees their heirs and assigns in fee simple, and each of their right title and interest in and to said Beaufort lot or equity which they and each of them may now have or shall hereafter acquire in and to all those two contiguous pieces or parcels of ground situate lying and being in Baltimore County in the State of Maryland each being part of a tract of land called Fairville Enterprise and described as follows to wit

Beginning for the first part at a point three feet the end of the third line of Walter Darkers part of said tract thence bound with the fourth line of said tract south thirty (30) degrees west ten (10) perches thence south fifty eight (58) degrees west twenty seven and three tenths (27 3/10) perches to the end of three bounding thereon the four following courses viz thence (1) degrees east fifty three and one half (53 1/2) perches south two (2) degrees east twenty nine (29) perches south eighty seven (87) degrees east fourteen and one half (14 1/2) perches north forty one and one quarter (41 1/4) degrees east twenty five and one quarter (25 1/4) perches thence south one and one half (30 1/2) degrees east twenty (20) perches south thirty one (31) degrees east forty two (42) perches to the first place of beginning containing twenty one (21) acres and two (2) roods of land more or less.

Beginning for the second part thereof at that part of said tract formerly laid out for Edward Kirk the grandfather of the said Grantors running thence south twenty six and one half (26 1/2) degrees west four and one half (4 1/2) perches south seventy eight (78) degrees east twelve (12) perches south thirty six (36) degrees and fifty (50) minutes west one hundred and forty five (145) perches to a stake north forty (40) degrees west nineteen (19) perches to a stake at the end of the fourth line of said tract north thirty four (34)

degrees west fifteen (15) perches north two (2) degrees west
ten (10) perches to a stake set out for Philip St Leger part of
said tract thence running said parts the three following cour
ses north fifty eight (58) degrees east sixty seven and nine tenths
(67 9/10) perches north thirty (30) degrees east ten (10) perches north
thirty one (31) degrees west forty two (42) perches north thirty and
one half (30 1/2) degrees west twenty (20) perches north forty degrees
west forty six and three quarters (46 3/4) perches south twenty
six and one half (26 1/2) degrees east sixty four and one half (64 1/2)
perches to a stake north eighty seven and one half (87 1/2) de
grees east eight and one quarter (8 1/4) perches to the first place of
beginning containing thirty eight (38) acres one (1) rood and fif
teen (15) perches of land more or less Being all and the same land
which was conveyed by Henry Kick and Robert Kick by deed
dated the 16th day of September 1881 and recorded among the
Land Records of Baltimore County in Liber W.D.H. No 25
folio 194 &c.
Together with the buildings and improvements thereon
erected made or being and all and every the rights alleys way
waters privileges appurtenances and advantages to the same
belonging or appertaining. To have and to hold the
said land and premises above described and mentioned and
hereby intended to be conveyed unto the rights pri
vileges appurtenances and advantages thereto belonging or
appertaining unto and to the proper use and behoof of
the said Grantees their heirs and assigns in fee simple
Witness the hands and seals of said Grantors
Test
Joshua G. Boyle

Ellen Kick (Seal)
Annie H. Reter (Seal)
John B. Reter (Seal)
Ethel M. Reter (Seal)
Henry Reter (Seal)
Harry E. Kick (Seal)

State of Maryland
Baltimore County to wit

I hereby certify

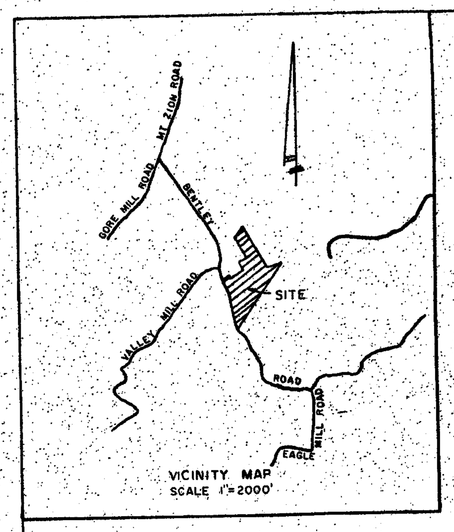
"BENTLEY HILLS"

6TH ELECTION DIST. BALTO. CO., MD.

SCALE: 1" = 100' MAY 2, 1989

OWNER AND DEVELOPER: CARL RONALD ISENNOCK & WIFE
904 BENTLEY ROAD
FREELAND, MD. 21053
PHONE: 357-4969

DEED REF. EHK, JR. 6802-048
PROP. NO. 20-00-000007



VICINITY MAP
SCALE 1"=2000'

SITE DATA

EXISTING ZONING	RC-2 AND RC-4
GROSS AREA IN RC-2	9.953 AC. ±
GROSS AREA IN RC-4	21.732 AC. ±
	TOTAL = 31.685 AC. ±
NO. OF LOTS	4
GROSS RESIDENTIAL DENSITY	0.13 LOTS/AC.

NOTES

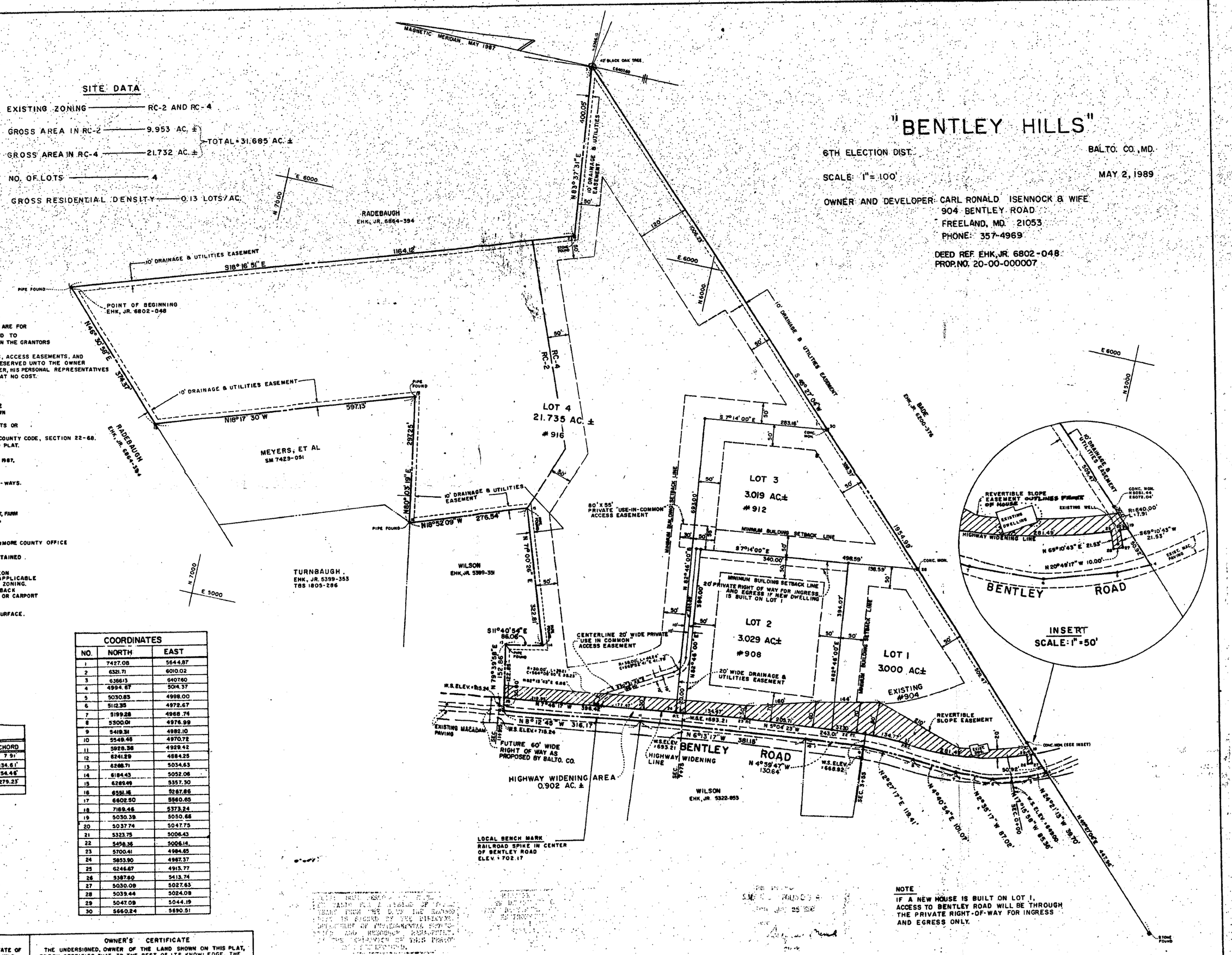
1) STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
2) HIGHWAY AND HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST.
3) THIS DEVELOPMENT IS IN THE LOCH RAVEN RESERVOIR WATERSHED.
4) FOR TITLE SEE EHK JR 6802-048.
5) THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
6) THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
7) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
8) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 22-68.
9) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
10) THE COORDINATE SYSTEM SHOWN HEREON IS ASSUMED.
11) THE BEARINGS SHOWN HEREON ARE REFERRED TO MAGNETIC MERIDIAN OF MAY 1987.
12) PROPERTY NO. 20-00-000007
13) TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT-OF-WAYS.
14) SETBACKS SHOWN ARE FOR PRINCIPAL BUILDINGS ONLY.
15) AGRICULTURAL NOTE: THIS PROPOSED DEVELOPMENT IS IN CLOSE PROXIMITY TO ACTIVE AGRICULTURAL OPERATIONS. IT IS THE DEVELOPERS RESPONSIBILITY TO ADVISE FUTURE HOMEOWNERS THAT AGRICULTURE HAS A PREFERRED USE STATUS AND THAT ODERS, NOISE, DUST, FARM EQUIPMENT, LIVESTOCK AND THE USE OF AGRICULTURAL CHEMICALS (PESTICIDES, FERTILIZER, HERBICIDES AND OTHER CONTROL AGENTS) ARE IN USE.
16) THE PLAN FOR THE PROPERTY ON THIS PLAT WAS APPROVED ON JAN. 5, 1989.
17) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPT. OF PUBLIC WORKS.
18) THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.
19) EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENT APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY, INCLUDING THE MINIMUM SETBACK OF 22 FEET TO BE HELD FROM THE STREET RIGHT-OF-WAY LINE TO THE GARAGE OR CARPORT ENTERED DIRECTLY FROM THE STREET.
20) ELEVATIONS SHOWN ON THE FLOODPLAIN SECTIONS ARE THE 100 YEAR WATER SURFACE.

CURVE DATA FOR ROAD ALIGNMENT

FROM	TO	RADIUS	ARC(L)	Δ	TAN	L.C.B.	CHORD
19	20	640.00'	7.91'	0°42'28"	3.95'	N 21°37'22" W	7.91'
21	22	760.00'	134.77'	9°34'00"	67.56'	N 0°07'23" W	134.61'
23	24	3280.00'	154.47'	2°41'54"	77.25	N 6°25'20" W	154.46'
29	21	640.00'	281.49'	25°12'02"	143.06'	N 7°46'24" W	279.23'

COORDINATES

NO.	NORTH	EAST
1	7427.08	5644.87
2	6321.71	6010.02
3	6386.13	6407.60
4	4994.67	5014.37
5	5030.83	4998.00
6	5112.35	4972.67
7	5199.28	4968.74
8	5300.01	4976.99
9	5419.31	4982.10
10	5549.46	4970.72
11	5926.98	4929.42
12	6241.39	4884.25
13	6288.71	5034.63
14	6184.43	5052.08
15	6289.49	5357.30
16	6281.16	5287.86
17	6602.50	5960.65
18	7169.46	5373.24
19	5030.39	5050.66
20	5037.74	5047.75
21	5323.75	5006.43
22	5456.36	5006.16
23	5700.41	4984.65
24	5853.90	4967.37
25	6246.67	4913.77
26	5387.60	5413.74
27	5030.09	5027.63
28	5039.46	5024.09
29	5047.09	5044.19
30	5660.24	5690.51



NOTE
IF A NEW HOUSE IS BUILT ON LOT 1, ACCESS TO BENTLEY ROAD WILL BE THROUGH THE PRIVATE RIGHT-OF-WAY FOR INGRESS AND EGRESS ONLY.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

Richard Rader 6-1-89
REG. LAND SURVEYOR NO. 10106 DATE

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

OWNER DATE

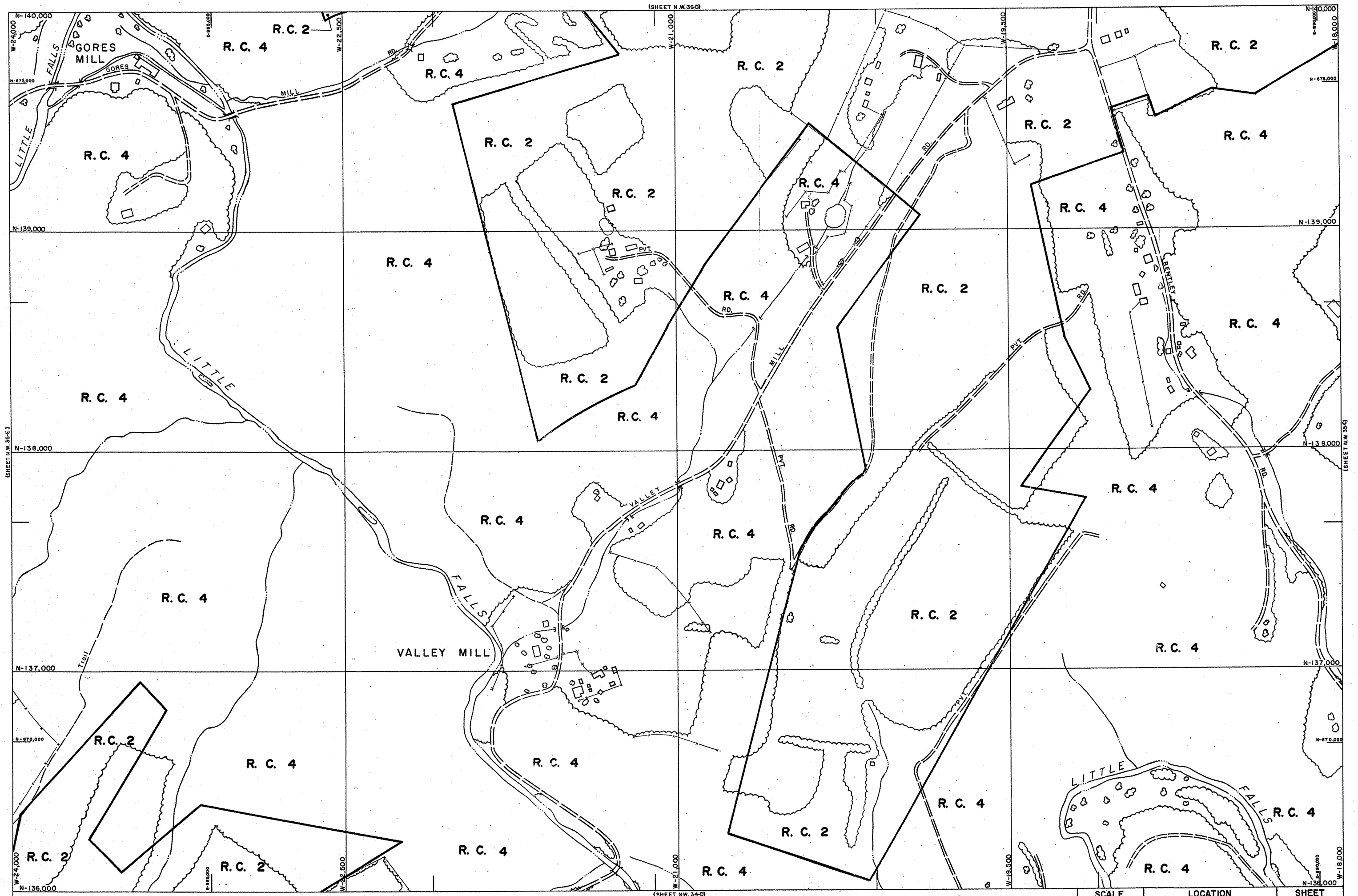
APPROVED FOR BALTIMORE CO. DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
DIRECTOR DATE 3-6-90

APPROVED FOR BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
DIRECTOR DATE 6/25/90

APPROVED FOR BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR DATE 3/9/90

LEO W. RADER
REG. LAND SURVEYOR
38 BELFAST ROAD
TWONOHM, MD. 21204 252-2920

MSA CSU1236 62-38



KK-NW
RR-SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph Bartenfelder
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	2000 ZONING VALLEY MILL	N.W. 35-D
DATE OF PHOTOGRAPHY JANUARY 1986		

(12)

NW 35 D

KK-NW
RR-SW

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76
112-76, 113-76, and 114-76

CHAIRMAN, COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY, MARYLAND
OFFICIAL ZONING MAP

REVISIONS		
	BY	DATE

SCALE 1" = 200'

DATE OF PHOTOGRAPHY APRIL 1961

Compiled By Photogrammetric Methods
MAPS, INCORPORATED – BALTIMORE 22, MARYLAND

LOCATION
1976 ZONING
VALLEY MILL

SHEET
N.W.
35-D

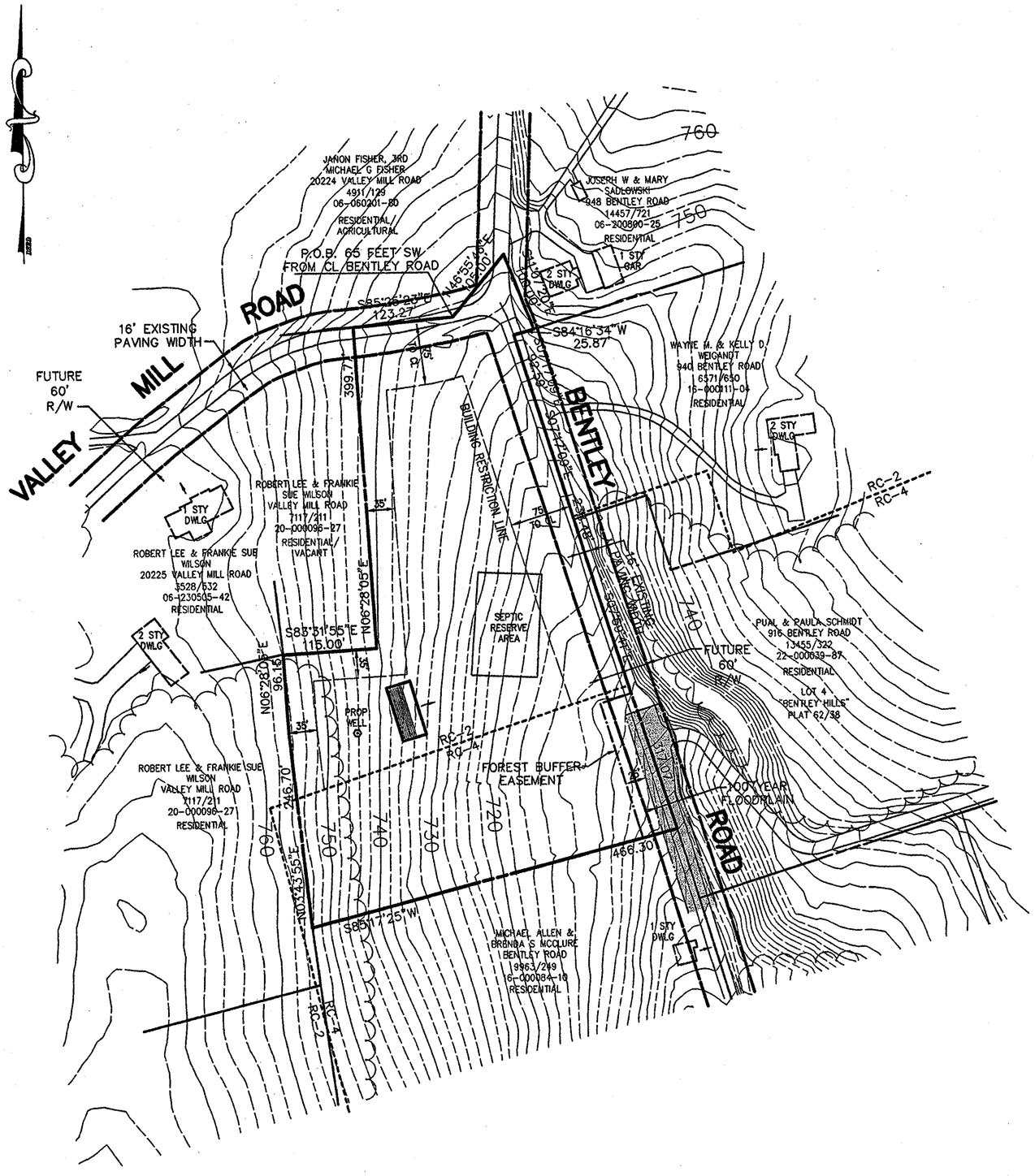
(4)

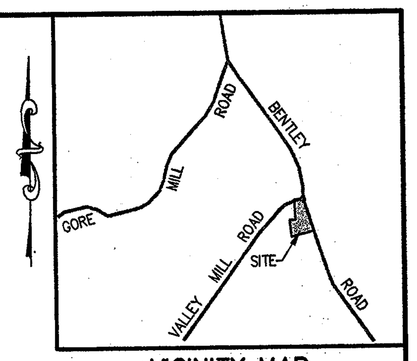
NOTES

1. THERE ARE NO KNOWN PRIOR ZONING CASES FOR THIS PROPERTY.
2. THERE ARE NO ZONE LINES WITHIN 200 FEET OF THE SUBJECT SITE UNLESS OTHERWISE SHOWN.
3. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
4. 200 SCALE ZONING MAP NW 35D.
5. THE HOUSE SITE SHOWN HEREON IS SCHEMATIC ONLY. FINAL LOCATION IS TO BE DETERMINED AT TIME OF CONSTRUCTION.
6. LOT WILL OPERATE ON PRIVATE WELL & SEPTIC SYSTEMS.
7. THERE ARE NO STREAMS, STORMWATER MANAGEMENT SYSTEMS, OR PIPE SYSTEMS ON OR WITHIN 50 FEET OF SUBJECT PROPERTY.
8. THIS SITE IS NOT WITHIN THE CBCA.
9. THIS SITE IS NOT HISTORIC.

SITE TABULATIONS

1. EXISTING ZONING: RC-2 AND RC-4
2. GROSS AREA: RC-2 152,344 SF= 3.400 AC.
   RC-4 78,372 SF= 1.882 AC.
   TOTAL 230,716 SF= 5.282 AC.
3. NET AREA: RC-2 128,453 SF= 2.950 AC.
   RC-4 72,694 SF= 1.670 AC.
   TOTAL 201,147 SF= 4.620 AC
4. NUMBER OF LOTS PROPOSED: 1 LOT
5. PARKING REQUIRED: 2 SPACES
6. PARKING PROPOSED: 2+ SPACES





VICINITY MAP
SCALE: 1" = 1000'

PLAT TO ACCOMPANY
PETITION FOR SPECIAL HEARING

McCLURE PROPERTY

BENTLEY ROAD AT VALLEY MILL ROAD

6th ELECTION DISTRICT
SCALE : 1" = 100'

BALTIMORE COUNTY, MARYLAND
DATE : MARCH 11, 2003

3RD COUNCILMANIC DISTRICT

OWNER/APPLICANT
MICHAEL ALLEN MCCLURE
WAYNE M WEIGANDT
919 BENTLEY ROAD
FREELAND MD 21053
DEED REF: 16949/404
ACCT No. 21-000132-50
TAX MAP 6, GRID 24, PARCEL 311

Pet No 1

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying
Natural Resource Planning - Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

STATE OF MARYLAND GEOFFREY C. SCHULTZ No. 21154 PROFESSIONAL LAND SURVEYOR

GCS 3/11/03
GEOFFREY C. SCHULTZ DATE
MARYLAND REG. No. 21154

03-476-SPH