ORDER RECEIVED FOR FILING

IN RE: PETITION FOR SPECIAL HEARING
Center of Byerly Rd., located 1,000 ft.
More/less n/e of Ctr. Old Hanover Rd.
4th Election District
3rd Councilmanic District
(Byerly Road)

Lippy Brothers, Inc. by: Donald E. Lippy, President

Petitioner

- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 06-110-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the property located at Byerly Road in the northern area of Baltimore County. The Petition was filed by Donald E. Lippy, President, Lippy Brothers Inc. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve the transfer of density of two (2) lots from Parcel 2 to Parcel 4 and one lot from Parcel 3 to Parcel 4, resulting in a total of 5 density units for Parcel 4, and to permit the proposed panhandle strips through Parcels 1, 3 and 5 as shown on the Zoning Plat.

The property was posted with Notice of Hearing on September 30, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on September 29, 2005, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of

any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated September 13, 2005, and the Fire Department dated September 1, 2005, copies of which are made a part of the file.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing relief were Geoffrey Schultz, McKee and Associates, who prepared the site plan and Donald E. Lippy, President, for Lippy Brothers Inc., the corporate Petitioner. Howard L. Alderman, Esquire represented the Petitioner. Also appearing at the hearing in opposition to the Petitioners' request were Russell E. Abbott, John H. Beyer, Ann and Ernest Rogers, Patricia and H. James Eckhardt, Julie and Bill Hare, and S. Glenn Eisenroad. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Mr. Alderman proffered that this property contains five parcels of varying size zoned RC 2. See Petitioner's exhibit 1. He opined that Parcel 1 contains 0.53 acres and has no lot density under the RC 2 regulations; parcel 2 contains 28.58 acres and can be divided into two lots each with a home on the lot; parcel 3 contains 1.05 acres and may have one home built on it; parcel 4 contains 9.78 acres and can be divided to have two lots with a home on each; and finally parcel 5 contains 0.8 acres has no lot density. As such he reasoned that that the five parcels can have a total of five homes built on them. These homes would be spread out on these parcels. He noted that the 28 acres in parcel 2 are presently being used for agriculture.

However in keeping with the spirit and intent of the RC 2 zoning, the Petitioner proposes to cluster the five homes on parcel 4. They would be served by a common driveway to give each access to Byerly Road. The common driveway winds its way through parcels 1, 3 and 4 as shown. However the panhandle strips leading to each lot on parcel 4 from Byerly Road go through parcels 1, 3, and 5 which is the subject of one part of the special hearing request. He opined that it was neither reasonable nor desirable for the County to build a public road from Byerly Road to these five homes and the County Code allows five homes to be served by a panhandle if the lot size is greater than 20,000 sq. ft. All five lots exceed this threshold.

The crux of the Petitioner's special hearing request is to allow the density transfer of two homes from parcel 2 to parcel 4 and one home on parcel 3 to parcel 4. This will allow the same number of homes which could have been spread out on the five parcels to be clustered in one area and most importantly will allow the agricultural uses on parcel 2 to remain unimpeded by homesites. Mr. Alderman noted that, based on the research of Mr. Schultz, each parcel has remained in tact before November 1979 except parcel 4. Parcel 4 was recorded before November 1979, but in 1991 the Petitioner's predecessor sold 0.33 acre of parcel 4 to Russell and Virginia Abbott by deed who apparently had a small garden on the site. He noted that this was purely a neighborly gesture done at the request of the Abbotts. He proffered that neither of the parties to this transfer saw this as a transfer of density from the owner of parcel 4 to the Abbotts nor was parcel 4 restricted in any way.

He further opined that Mr. Schultz would testify that approving this special hearing request would not adversely affect the community or be inconsistent with the regulations.

Mr. Rogers, who owns a small horse farm adjacent to parcel 4 proposed lot 1, testified against the request. He noted that the new house on lot 1 would back up to his home and change

for the worst this beautiful part of the County. He noted that the Greenspring Hunt Club uses his property for their events. He expressed concern that the five additional wells, which the new homes will require, may cause his well to go dry. Finally he noted the heavy traffic on Byerly Road presently and opined the extra traffic generated will adversely impact his life and use of his property. Above all he is opposed to the idea of subdivision.

Mr. Alderman, in response, noted that location of homes on Petitioner's exhibit number 1 was conceptual and would be refined as the project goes into the development phase. Consequently, the location of the house shown on lot 1 could well move to coincide with perc test results and neighbors wishes. He noted that there is no change in residential density proposed. Five homes are allowed now. The Petitioner asks for five homes. There would be no change to the traffic between the spread out or clustered configurations. He also noted there were new well regulations which means wells are accepted by the County only when the acquifer is sufficient to supply the area need for water. He opined that the acquifer needs to supply only 15 % of the actual water use of the new home as the septic discharge provides the remaining 85% of the water used. He opined that one acre is more than sufficient to recharge the acquifer for the water used by one home.

Mr. Beyer lamented the further residential development of the Petitioner's property noting that many farmers in the area had sold development rights resulting in agricultural preservation easements on many properties.

Mr. Abbott indicated that he bought the 0.33 acre portion of parcel 4 in 1991 from the Petitioner's predecessor but contrary to Mr. Alderman's assertion believed that the sale meant that parcel 4 could not be split again. When asked by Mr. Alderman if his deed for the 0.33 acre portion contained a written restriction in regard to further dividing parcel 4, Mr. Abbott was not

sure. Mr. Alderman asserted again that the intention of the parties was a non-density transfer of this undersized lot. Apparently there was never a special hearing before this Commission in this regard.

Mr. Eckhardt indicated his opposition to the request as setting a bad precedent that others could follow if this were approved. Mr. Alderman indicated that this is a good precedent to preserve agriculture on parcel 2. Several others attending the hearing expressed their desire to see the subject property placed in agricultural preservation easements rather than develop the residential uses allowed under the RC 2 zone.

Findings of Fact and Conclusions of Law

The neighbors are simply shocked to see a new subdivision proposed for this property. One expressed that this was the last thing he could imagine would occur. Many had restricted their farmland under the County agricultural preservation program. They could not understand why this Petitioner would not do the same. No one disputed that 28-acre, parcel 2 was now in productive agriculture. No one disputed that the Petitioner could build two homes on this parcel. But rather than accept some payment from the State for an agricultural easement, this Petitioner wants to create a five home subdivision next to the neighbor's homes and farms.

The problem for the neighbors is that clustering residential development in RC 2 zones is highly desirable from the County's viewpoint. The RC 2 regulations start with findings:

- 1A01.1 General provisions.
- A. Legislative statement of findings.
 - 1. Declaration of findings. It is found:
 - a. That Baltimore County is fortunate in that it is endowed with a variety of very productive agricultural soil types which should not be lost unnecessarily to urbanized development;

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- b. That the agricultural industry is an integral part of the Baltimore economy and that a continued conversion of agricultural land will continue to undermine this basic industry;
- c. That scattered development is occurring in a sporadic fashion in areas of Baltimore County containing productive agricultural land;
- d. That continued urban intrusion into productive agricultural areas not only destroys the specific area upon which the development occurs but is incompatible with the agricultural use of the surrounding area;
- e. That heretofore Baltimore County has been unable to effectively stem the tide of new residential subdivisions in productive agricultural areas of Baltimore County;
- f. That Baltimore County has certain wetlands along Chesapeake Bay and its tributaries which serve as breeding grounds and nursery areas for the bay's biotic life; and
- B. Purposes. The R.C.2 zoning classification is established pursuant to the legislative findings above in order to foster conditions favorable to a continued agricultural use of the productive agricultural areas of Baltimore County by preventing incompatible forms and degrees of urban uses.

1A01.2 Use regulations.

A. Preferred use permitted as of right. Agricultural operations, when conducted in accordance with good and reasonable husbandry practices, shall be afforded preferential treatment over and above all other permitted uses in R.C.2 Zones

This is not the only situation in which the neighbor's views and County policies clash head on. For example the County has a policy to connect subdivisions one to another to prevent traffic bottlenecks and give better access for emergency equipment. This is enormously unpopular among the citizens who want to be on the last cul de sac and avoid cut through traffic. The County also encourages high-density development in urban centers. Local residents often

strongly oppose every attempt to implement this policy citing traffic and crime as reasons. So the rural citizens of Byerly Road should not feel alone in regard to this subject County policy.

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However, I have to be guided by the spirit and intent of the RC 2 regulations, which clearly encourage exactly what the Petitioner proposes. It would be very harmful to agriculture to place two home sites on parcel 2. It is much more desirable to cluster these homes with others from the other parcels onto one parcel such a parcel 4. In special hearings we look to see if there will be an adverse impact on the community as one guidepost in considering such requests. Here the neighbors say of course there will be an adverse impact. However the Council has defined adverse impact in a way different from the local citizens understandably see things.

Having said that, by far the most difficult problem in this case is whether or not parcel 4 had already been divided consuming the right to divide parcel 4 once again. At 9.78 acres this parcel could be divided into two lots under the RC 2 regulations. However, the evidence indicates that the Petitioner's predecessor in title (the Howard's) sold 0.336 acres of parcel 4 in 1991 to his neighbors, the Abbott's, who gardened the area. Mr. Alderman contends this was intended to be a non-density transfer not affecting the right of the grantee to divide parcel 4 into two lots in the future. Mr. Abbott contends this transfer ended the right of the grantee to divide the parcel once again.

On the surface there should be no question that parcel 4 cannot be divided again. The transfer to the Abbott's of 0.336 acres occurred after November 1979 when RC 2 was imposed on the property. This transfer appears to use up the density of the lot. There was no special hearing to determine this was a non-density transfer. Neither Mr. Alderman nor the Petitioner was around to tell us what the intentions of the parties were in this regard. On the other hand Mr. Abbott was present and could present his personal knowledge regarding the intent of the parties. He says the parties intended that this transfer ended the potential to divide this parcel again.

My problem is that the land records indicate that the actual consideration paid by the Abbott's to the Howard's for this 1/3 acre of land was \$100. See deed at Liber 10506 page 724. I cannot believe that the Howard's could have intended to sell off their development rights in parcel 4 for \$100. Rather this consideration is consistent with the idea of neighbors selling a small garden plot to another neighbor with likely not a thought about development rights. Consequently, I find that the 1991 transfer of 0.336 acres to the Abbott's from the Howard's was a non-density transfer and parcel 4 can be divided into two lots.

In regard to the issue of approving panhandle driveways, Section 32-4-409(d)(1) and (2) allows up to five internal lots to be served by a single panhandle driveway as long as the lots are more than 20,000 sq. feet in size. Clearly, this lot meets this requirement. I further find that the proposed single driveway meets the requirements of Section 32-4-409(a) and will achieve better use of the irregularly shaped parcels, will avoid development in environmentally sensitive areas, etc. However, the driveway must meet the comments of the Fire Department including being able to withstand travel by a 65,000-lb. fire truck. This cannot be a crusher run driveway but must be a fully engineered design.

In regard to the neighbors concern that their wells may go dry once the five lots are drawing from the local acquifer, I will require the Petitioner to enter into an agreement with the neighbors guaranteeing adjoining wells pursuant to the attached sample "Well Agreement".

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' request for special hearing should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this A day of November, 2005, that the Petitioners' request for special hearing relief

filed pursuant to Sections 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve the transfer of density of two (2) lots from Parcel 2 to Parcel 4 and one lot from Parcel 3 to Parcel 4, resulting in a total of 5 density units for Parcel 4, and to permit the proposed panhandle strips through Parcels 1, 3 and 5 as shown on the Zoning Plat, be and is hereby

1. The common driveway must meet the comments of the Fire Department including being able to withstand travel by a 65,000 lb. fire truck, a copy of which is attached hereto and made a part hereof; and

GRANTED subject to the following conditions:

2. The Petitioner shall enter into an agreement with the neighbors guaranteeing adjoining wells pursuant to the attached sample "Well Agreement".

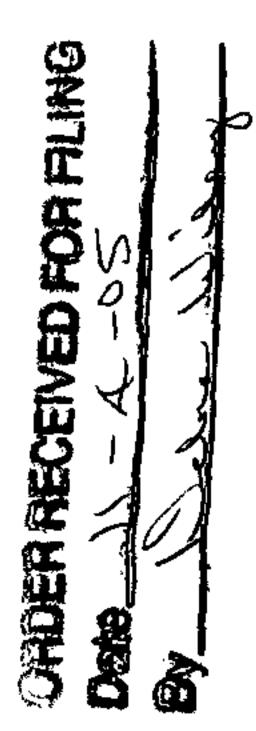
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DERUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:dlw



Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468





James T. Smith, Jr., County Executive William J. Wiseman III, Zoning Commissioner

November 4, 2005

Howard L. Alderman, Esquire Levin & Gann, PA 502 Washington Avenue Suite 800 Towson, Maryland 21204

> Re: Petition for Special Hearing Case No. 06-110-SPH Property: Byerly Road

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

John V. Murphy

JVM:dlw Enclosure

c: Donald E. Lippy, President, Lippy Brothers, 334 Lees Mill Road, Hampstead, MD 21074 Geoffrey C. Schultz, McKee & Associates, Inc., 5 Shawan Road, Suite 1,

Hunt Valley, MD 21030

Russell E. Abbott, 5128 Byerly Road, Upperco, MD 21155

John H. Beyer, 15659 Dover Road, Upperco, MD 21155

Ann and Ernest Rogers, 5130 Byerly Road, Upperco, MD 21155

Patricia and H. James Eckhardt, 15620 Dover Road, Upperco, MD 21155

Julie and Bill Hare, 5216 Byerly Road, Upperco, MD 21155

S. Glenn Elsenroad, 5423 Mount Gilead Road, Reisterstown, MD 21136

People's Counsel; DEPRM; Case File



Visit the County's Website at www.baltimorecountyonline.info



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at _	Byerly Road		
	presently zoned	RC-2	

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 transfer of density of 2 lots from Parcel 2 to Parcel 4 and one lot from Parcel 3 to Parcel 4, resulting in a total of 5 density units for Parcel 4, and to permit the proposed panhandle strips through Parcels 1,3 and 5 as shown on the Zoning Plat.

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.

ESTIMATED LENGTH OF HEARING _____

Reviewed By BN Date 8/33/05

UNAVAILABLE FOR HEARING

Care No. 06-110-58H

RECEIVED FOF

Contract Purchaser/Lessee:	<u>Legal Owner(s):</u>
	Lippy Brothers, Inc., Donald E. Lippy, President
Name - Type or Print	Name - Type or Rivil
Signature	Signature
Address Telephone N	lo. Name - Type or Print
City State Zip Co	· · · · · · · · · · · · · · · · · · ·
Attorney For Petitioner:	334 Lees Mill Road 410-239-4974 Address Telephone No
Howard L. Alderman, Jr., Esquire	Hampstead, MD 21074 State Zip Code
Vame - Type or Print Outline Outline	Representative to be Contacted:
Signature	Geoffrey C. Schultz McKee and Associates, Inc.
Levin and Gam, P.A. Company Nottingham Centre, 8th Floor 502 Washington Avenue 410-321-060	Name 5 Showed Suite 1 410-527-1555
Address Telephone N	io. Address Telephone No.
Towson, MD 21204-2801 City State Zip Co	Cockeysville, MD 21030 City State Zip Code
	OFFICE USE ONLY

Engineering • Surveying • Environmental Planning Real Estate Development

August 16, 2005

ZONING DESCRIPTION
LIPPY PROPERTIES
BYERLY ROAD

3RD COUNCILMANIC DISTRICT
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MD



BEGINNING for the same at a point in the center of Byerly Road, said point being located 1,000 feet more or less northeast of the center of Old Hanover Road; thence running

- North 33 degrees 24 minutes West, 322.90 feet,
- 2) South 60 degrees 30 minutes West, 141.50 feet,
- 3) North 31 degrees 27 minutes West, 310.00 feet,
- South 41 degrees West, 530.00 feet to the east side of the Western Maryland Railroad right-of-way; thence running along said right-of-way, the six (6) following courses and distances,
- 5) North 25 degrees West, 247.50 feet,
- 6) North 22 degrees 45 minutes West, 356.00 feet,
- Py a curve to the right, having a radius of 4,336.73 feet and an arc length of 886.43 feet,
- 8) North 05 degrees 38 minutes West, 216.68 feet,
- By a curve to the left, having a radius of 5,678.51 feet and an arc length of 570.70 feet, and
- 10) North 11 degrees 23 minutes 30 seconds West, 379.27 feet; thence running
- 11) North 62 degrees 35 minutes East, 123.79 feet,
- 12) South 56 degrees 51 minutes 30 seconds East, 486.75 feet,
- 13) South 84 degrees 54 minutes East, 191.40 feet,
- 14) South 10 degrees 31 minutes East, 225.24 feet,
- 15) South 84 degrees 00 minutes 15 seconds West 168.40 feet,
- 16) South 26 degrees 41 minutes 30 seconds East, 539.00 feet,
- 17) South 45 degrees 26 minutes East, 643.03 feet,
- 18) North 56 degrees 08 minutes 10 seconds East, 56.83 feet,
- 19) South 25 degrees 51 minutes East, 122.30 feet,
- 20) South 50 degrees 30 minutes West, 424.26 feet,
- 21) South 18 degrees 35 minutes East, 330.00 feet,
- South 42 degrees 45 minutes West, 118.10 feet, South 31 degrees 50 minutes East, 297.00 feet,
- North 36 degrees 03 minutes East, 62.00 feet, and
- South 33 degrees 24 minutes East, 390.00 feet to the center of Byerly Road; thence running along said centerline,
- 26) South 56 degrees 36 minutes West, 60.00 feet to the place of beginning.

CONTAINING 40.02 acres of land, more or less, as recorded in Deed Liber 16785, folio 680.

DISTRIBUTION PINK AGENCY YELLOW - CUSTOMER	FOR:	,	
CASHIER'S VALIDATION		Control of the state of the sta	

THE OF ZONING HEARING

The Zorifor 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: #06-110-SPH

Parcels 1-5, Byerly Road
N/west side of Byerly Road, 1000 feet n/east of centerline of Old Hanover Road

centerline of Old Hanover Road

4th Election District - 3rd Councilmanic District

Legal Owner(s): Lippy Brothers, Inc., Donald Lippy, President

Speical Hearing: to allow the transfer of density of 2 lots
from Parcel 2 to Parcel 4 and one lot from Parcel 3 to
from Parcel 4, resulting in a total of 5 density units for Parcel
4, and to permit the proposed panhandle strips through
Parcels 1, 3 & 5 as shown on the zoning plat.

Hearing: Monday, October 17, 2005 at 9:00 a.m. in
Room 407, County Courts Building, 401 Bosley
Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

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.
9/403 Sept. 29

OF PUBLICATION

2002

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

女 The Jeffersonian

- ☐ Arbutus Times
- Catonsville Times
- Towson Times
- □ NE Booster/Reporter

Owings Mills Times

☐ North County News

Mulusy

LEGAL ADVERTISING

Engineering • Surveying • Environmental Planning Real Estate Development

	_	DATE:	October 4, 2005
TO: Baltimore County PD	M	RE:	Lippy Properties Byerly Road
ATTENTION: Ms. Kristen N	/latthews	MAI Jo	ob No.: 05-130
(X) We are submitting	() We are returning		() We are forwarding
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For further information, pleas	e contact the writer at this o	office.	
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CC: MCKEE FILES			, and the second se

CERTIFICATE OF POSTING

Date: September 30, 2005

Revised 3/1/01 - SCJ

Baltimore County Dept. of Permits & Development Management 111 W. Chesapeake Avenue, Rm. 111 Towson, MD 21204

Attention: Mrs. Kristen Matthews Case Number: 06-110-SPH RE: Petitioner/Developer: <u>Lippy Brothers, Inc. Donald Lippy, Pres.</u> Date of Hearing/Closing: October 17, 2005 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 BYERLY ROAD SEPT. 30,2005 The sign(s) were posted on_ (Month, Day, Year) (Signature of \$ign Poster) <u>William D. Gulick, Jr.</u> (Printed Name of Sign Poster) McKee and Associates, Inc. 5 Shawan Road, Suite 1 SICH POSTED ON PROPERTY (Street Address of Sign Poster) **HIX** Cockeysville, MD 21030 (City, State, Zip Code of Sign Poster) (410) <u>527-1555</u> (Telephone Number of Sign Poster)

POSTPONEMENTS DULSTO MEATHER OR OTHER CONDITIONS ARE SOMETIMES.A.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALT

HANDICAPPED ACCESSIBLE

CASE # OG-HO-SEL

PLACE TOWSON, NO 21204 MAG

DATE AND TIME: OCT. 17, 2005-2:00A

REQUEST:

Regarding to allow the transfer of density of 2 lots from Parcet 2 to Parcet 4 and one to the Parcet 3 to Parcet 4 and one to the Parcet 3 to Parcet 4 and to period the possed partianale strps through Parcets 1.5 & 5 as shown on the zoning plat.

ZONING sores



ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 News	paper Advertising:	
Petitioner	ber or Case Number:	
Address o	or Location: BYERLY ROAD	
	FORWARD ADVERTISING BILL TO: DONALD E. LIPPY	
Name		
	224 1666 Mul 2010	

Department of Permits and Development Management

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



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

September 9, 2005

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: 06-110-SPH

Parcels 1-5, Byerly Road

N/west side of Byerly Road, 1000 feet n/east of centerline of Old Hanover Road

4th Election District - 3rd Councilmanic District

Legal Owners: Lippy Brothers, Inc., Donald Lippy, President

Special Hearing to allow the transfer of density of 2 lots from Parcel 2 to Parcel 4 and one lot from Parcel 3 to Parcel 4, resulting in a total of 5 density units for Parcel 4, and to permit the proposed panhandle strips through Parcels 1,3 & 5 as shown on the zoning plat.

Hearing: Monday, October 17, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Howard Alderman, Jr., 502 Washington Avenue, 8th Fl., Towson 21204-2801 Donald Lippy, 334 Lees Mill Road, Hampstead 21074 Geoffrey Schultz, 5 Shawan Rd., Ste. 1, Cockeysville 21030

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 1, 2005.

(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.



Visit the County's Website at www.baltimorecountyonline.info

TO: PATUXENT PUBLISHING COMPANY

Thursday, September 29, 2005 Issue - Jeffersonian

Please forward billing to:

Donald Lippy 334 Lees Mill Road Hampstead, MD 21074 410-239-4974

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WILLIAM J WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

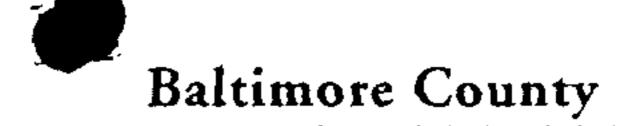
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Department of Permits and Development Management

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





James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

October 17, 2005

Howard L. Alderman, Jr. Levin & Gann, P.A. Nottingham Centre, 8th Fl 502 Washington Avenue Towson, Maryland 21204

Dear Mr. Alderman:

RE: Case Number: 06-110-SPH, Byerly Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 23, 2005

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.

U. Carl Richal

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Lippy Brothers, Inc. 334 Lees Mill Road Hampstead 21074 Geoffrey Schultz 5 Shawan Road, Ste. 1 Cockeysville 21030



Visit the County's Website at www.baltimorecountyonline.info

Fire Department



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





James T. Smith, Jr., County Executive John J. Hohman, Chief

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 September 1, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of: September 12, 2005

Item#.6-110-SPE

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

. Standard cul-de-sacs/turnaround designs and roadway radii shall be to the following minimum apparatus requirements:

Inside turning radius 35 ft.

Overall vehicle length 49 ft.

Overall vehicle width 9 ft. 8 in.

Lieutenant J.D.Mezick Fire Marshal's Office (0)410-887-4881 (C)443-829-2946 MS-1102F

File

Visit the County's Website at www.baltimorecountyonline.info

ed on Recycled Paper

SAMPLE

WELL AGREEMENT

hereby agrees	, in connection with his development of the residential
development known as	located on theon theand
e o in the	Hierman District of Datamore County (
1 '11	MANUAL WILL TESTION IN THE HUMBER TO BE TO THE TOTAL TO THE TESTION OF THE TESTIO
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- at later than ninety	(AU) USAS SHIEL LECEIVITE MILITON DONOS HOM
	cermined well resus for bordomy
The state of the s	in the recidential improvements located on the Quantity
Tandowmer's land) and vield which evi	dence that the water wen winder to the
Agreement meets or exceeds current State	te minimum requirements.
	
Subsequent to initiation of groun	d water withdrawal for the first new, residential home on
a for a mariad of five (5) years from the date of Said Illidation,
will provide a new private water well mee	ting State standards for any Qualified Landowner who has
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ORDER RECEIVED FOR FILING
By

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 6, 2005

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 12, 2003 Item Nos. 106, 108, 110

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-09062005.doc



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

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

Maryland Department of Transportation

Date:

8.30.05

Ms. Kristen Matthews Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE:

Baltimore County
Item No.

BPR

Dear. Ms. Matthews:

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,

Steven D. Foster, Chief

4. J. Heell

Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: September 13, 2005

RECEIVED

SEP 1 4 2005

ZONING COMMISSIONER

Zoning Advisory Petition(s): Case(s) 6-110- Special Hearing **SUBJECT:**

The Office of Planning has reviewed the above referenced case(s) and will defer to Wally Lippincott, Department of Environmental Protection and Resource Management.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Division Chief:

CM/LL

RE: PETITION FOR SPECIAL HEARING
Parcels 1-5 Byerly Road, NW/side Byerly Rd,
1000' SE c/line Old Hanover Road
4th Election & 3rd Councilmanic Districts
Legal Owner(s): Lippy Brothers, Inc
by Donald E. Lippy -President

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

06-110-SPH

Petitioner(s)

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

People's Counsel for Baltimore County

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 30th day of August, 2005, a copy of the foregoing Entry of Appearance was mailed to Geoffrey C. Schultz, McKee & Associates, Inc, 5 Shawan Road, Suite 1, Cockeysville, MD 21030. and Howard L. Alderman, Jr. Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

AUG 3 0 2005

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....

From:

Wallace Lippincott

To:

Wiley, Debra

Date:

10/14/2005 5:20:18 PM

Subject:

Re: ZAC - Case No. 06-110-SPH - Byerly Rd.

Debra,

I did not see the plan- but I am aware of the project and it has some benefits, however, for the reconfiguration the developer should provide some indication that the proposal will provide a long term benefit to agriculture in the area.

Wally

>>> Debra Wiley 10/14/05 3:54 PM >>> Hi Wally,

The Office of Planning has reviewed the above referenced case and has deferred to you. Do you have any comments?

This hearing is scheduled for Monday, October 17th, at 9:00 a.m.

Thanking you in advance for your cooperation.

Wally Lippincott, Jr.
Balto County DEPRM
(410)887-4488 Ext. 241

PLEASE PRINT CLEARLY

CASE NAME LIPPY 8405 CASE NUMBER 06-110-SPA DATE 10/17/05

CITIZEN'S SIGN-IN SHEET

Sport OMY

E- MAIL				
Uppenco Md 21158	Upera Md. 21155 Upera Md. 21155 Upua MD. 31155			
600	5130 Buell Rd. 520 Buell Rd. 520 Buell Rd. 520 Buell Rd.			
Russell Collect KJohn H Beyer	Anthricia C. Khardt Lang Been Han	NAME IN SECURITY		

PLEASE PRINT

BROS. CASE NAME LIPPY BROCASE NUMBER 06-110-DATE 10/17/05

TONER'S SIGN-

E- MAIL								
CITY, STATE, ZIP	VALLEY MD 210							
ADDRESS	Levint Gram 1/4 Surte Por	24 Hashingh Am Rad						
NAME	BEOFFET C. SCHUTZ HOUMED L. HOPENIAM LR	101.4						

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

NO TITLE EXAMINATION REQUESTED OR MADE

This Deed, MADE THIS 23rd day of October

in the year one thousand nine hundred and ninety-one

by and between

ROBERT G. HOWARD AND MARTHA E. HOWARD, his wife,

of Baltimore County, Maryland

of the first part, and

RUSSELL E. ABBOTT and VIRGINIA L. ABBOTT, his wife,

of the second part.

Witnesseth, That in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the actual consideration paid or to be paid being \$100.00,

the said parties of the first part

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

personal representatives/sussesses and assigns

, in fee simple, all

that lot of ground situate in the Fourth Election District of Baltimore County, State of Maryland and described as follows, that is to say:

BEGINNING for the same at a stone found at the end of the South 29 degrees 30 minutes East 3.4 perches line described in a Deed from Frederick Fowble to Elva C. Watts, dated October 13, 1906 recorded among the Land Records of Baltimore County in Liber W.P.C. No. 307 folio 28 atc., thence binding on that Deed the following line, South 55 degrees 35 minutes 30 seconds West 113.64 feet to a pipe, thence running by a new line of division, North 28 degrees 51 minutes 00 seconds West 122.30 feet to a pipe and to intersect the North 51 degrees 30 minutes East 80 perches line described in the above mentioned Deed, thence binding thereon, North 56 degrees 08 minutes 10 seconds East 163.73 feet to a pipe, South 00 degrees 23 minutes 40 seconds West 78.38 feet, South 52 degrees 54 minutes 30 seconds West 6.60 feet and South 23 degrees 32 minutes 30 seconds East 56.60 feet to the place of beginning, containing Three hundred and sixty six thousandths (0.366) of an acre of land, more or less.

AS surveyed May 23, 1980 by C.A. Myers, Surveyor.

BEING a part of all that lot of ground which by Deed dated May 12, 1943 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1290, folio 25 was granted and conveyed by Elva C. Watts, widow, unto the herein named Grantors.

State Department of
Assessments & Taxation
for Bellimore County

5

ACRICULTURAL TRANSFER TAKE

ACRICULTURAL TRANSFER TAKE

ACRICULTURAL TRANSFER TAKE

DATE

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 Holp 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 said survivor's hairs,

personal representatives/successorsx

and assigns

, in fee simple.

And the said part 1es 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; they will warrant specially the property hereby granted; and that they that will execute such further assurances of the same as may be requisite.

WITNESS the hand s and seal a of said grantor s.

Test:

Robert Gr Howard IBEALI

Martha E. Howard (SEAL)

STATE OF MARYLAND, COUNTY OF BALTIMORY Wit:

day of Catober

I HEREBY CERTIFY, That on this in the year one thousand nine hundred and ninety-one

, before me,

the subscriber, a Notary Public of the State aforesaid, personally appeared ROBERT G. HOWARD and MARTHA E. HOWARD, his wife,

xis are subscribed to known to me (or satisfactorily proven) to be the person s whose name a 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.

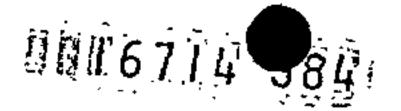
My Commission expires:

DIAM

THIS IS TO CERTIFY that the foregoing instrument has been prepared by an attorney or under an attorney's supervision.

01865 Baltimore County, Maryland Land Instrument Intake Sheet (Type or print in black ink only—all copies must be legible)

 amended, and the Annota 	more County Code, 1978, Title 33, Taxation, Article III, §33 ted Code of Maryland, Tax-Property Article, §12-101 through 3-101 through 13-408, as amended, it is certified that an ins	12-113, as amended, and 🛜 trument of writing dated 😨
	eonveying title to, or creating liens or encued for record in the County. The property conveyed, or on which	imbrances upon, real or 🕏
Description	XProperty Tax ID No. Lot/Block Map/Gr 04-08-065605 LSubdivision/Tract Lot Acreage Prior De	ed Ref. NAR. L.O.G. E
(Check box(es) IbiO ltem(s) to be indexed		0-25
in tend records)	Grantor(s) (check box if additional sheets	are attached) 5.00
Transferred From	ROBERT G. HOWARD MARTHA E. HOWARD Owner of record (if different from grad	·· · · · · · · · · · · · · · · · ·
3 Transferred	Grantee(s) (_ check box if additional sheets a	re attached) #15808 COO3 RO1 T13:22
To	RUSSELL E. ABBOTT.	05/04/94
4 Type	Deed of Trust Contract	Financing Statement Other (Specify)
Instrument	Mortgage Land Installment Cont. Lease Power of Attorney	
[5] Exemptions (Cita authority or explain briefly)	Recordation Tax Exempt Status Claimed: Recordation Tax Exempt Status Claimed: State Exempt Status Claimed:	
8	Consideration Amount Purchase Price/Consideration	County Taxes to be Paid Transfer Tax Consideration
Consideration and Tax Calculations	(including any new mortgage) 5 (00.00	5_100 x 1.69 = \$ 1.60
Melas check payable to	Personal Property Balance of Assumed Mortgage	Office of Finance Use Only
Baltimore County, MD (410) 887-2416	Total Consideration \$ 100.00	C.B. Credit Ag. Tex/Other: ALC 2 4 Tax
7	or Assessed Factor \$ Recordation Fees	Special Recording Instructions (if any)
Fees and Recording instructions	Recording Charges S State Transfer Tax	
Make check payable to	County Recordation Tax Surcharge	
Clerk of the Circuit Court (410) 887-2650	Total \$	
8	Name: John C. 612 F F 10 Name: John	C. GR. FFIL Name: PUSSELL & Vinder
Contact/Mail Information	Firm:	ABOUT
	Phone: (410) 336 - 5484	Address: 7/25 13/CREY 127 UPPERCE MD21155
g Certification	I hereby certify under the penalties of perjury that the informand belief.	nation given above is true to the best of my personal knowledge
	Stenesure: John Caff-	Date: 5 14 194
10 Assessment information	IMPORTANT: BOTH THE ORIGINAL DEED AND A Yes No Will grantee be living at property convey	A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER) ed?
(410) 321-2299	Yes X No is grantor currently receiving a homeown Yes X No is properly conveyed subject to agriculture	:
₹ 2		is to continue, have you attached a letter of intent?
	List improvements conveyed: NO No If subdivision occurred after July 1, indic	
100 mad	Optional A delay in processing may be incu	rred if a conveyance deed is not accompanied by an adequate survey or area calculation. A partial conveyance may require
	edditional processing time.	py of survey. If partial conveyance, balance of acreage:
	Complete description of property conveyed (subdivision, lor,	block, section, plut ref., acreage);
	Location and improvement address:	
	Assessment Use Only -	Do Not Write Below This Line L.J. Deed Plotter
	Agricultural Varification Tran. Process Varification	Ceed Reference Assigned Property No
5	Distribution: White - Clerk's Office \ Canary - Office of Finance \ Pink - SDAT \ Go	klented - Preparer AGC-CC-105
		10506 Page 726



Return To: RVB 6914.002 Stoner, Preston & Boswell, Chtd. 188 East Main Street, P.O. Box 389 Westminster, MD 21158-0389

DEED

THIS DEED, made this day of wife, in the year two thousand and two, by and between RUSSELL E. ABBOTT and VIRGINIA L. ABBOTT, husband and wife, Grantors; and RUSSELL E. ABBOTT and VIRGINIA L. ABBOTT, Grantees.

The Grantors, for a consideration of the sum of **ZERO DOLLARS** (\$0.00) grant, convey and assign to the Grantees and to their respective personal representative, heirs and assigns, as tenants in common in the proportions set forth below, in fee simple, the property located in the Fourth Election District of Baltimore County, Maryland, and described as follows:

East 3.4 perches line described in a Deed from Frederick Fowble to Elva C. Watts, dated October 13, 1906 recorded among the Land Records of Baltimore County in Liber W.P.C. No. 307 folio 28 etc., thence binding on that Deed the following line, South 55 degrees 35 minutes 30 seconds West 113.64 feet to a pipe, thence running by a new line of division, North 28 degrees 51 minutes 00 seconds West 122.30 feet to a pipe and to intersect the North 51 degrees 30 minutes East 80 perches line described in the above mentioned Deed, thence binding thereon, North 56 degrees 08 minutes 10 seconds East 163.73 feet to a pipe, South 00 degrees 23 minutes 40 seconds West 78.38 feet, South 52 degrees 54 minutes 30 seconds West 6.60 feet and South 23 degrees 32 minutes 30 seconds East 56.60 feet to the place of beginning, containing Three hundred and sixty six thousandths (0.366) of an acre of land, more or less.

AS surveyed May 23, 1980 by C.A. Myers, Surveyor.

BEING a part of all that lot of ground described in a Deed dated October 23, 1991, and recorded among the Land Records in Baltimore County, Maryland, in Liber S.M. No. 010506, folio 724, from Robert G. Howard and Martha E Howard, his wife to the Grantors, Russell E. Abbott and Virginia L. Abbott, as tenants by the entireties.

TOGETHER with the buildings and improvements thereon, and all and singular the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

Book 16714 Page 584

7016714 3851

TO HAVE AND TO HOLD the property hereby conveyed unto the Grantees, RUSSELL E. ABBOTT and VIRGINIA L. ABBOTT, their respective personal representatives, heirs and assigns, in fee simple, forever, as tenants in common.

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

AS WITNESS the hand and seal of the Grantors herein.

WITNESS:

(SEAL)

STATE OF MARYLAND, CARROLL COUNTY, to wit:

I HEREBY CERTIFY that on this day of July, 2002, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared RUSSELL E. ABBOTT and VIRGINIA L. ABBOTT, the Grantors herein, known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained and further acknowledged that the consideration paid or to be paid is \$0.00.

AS WITNESS my hand and Notarial Seal.

My commission expires: 7-1-03

Notary Public

9016714 5<u>8</u>6

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED UNDER THE SUPERVISION OF THE UNDERSIGNED MARYLAND ATTORNEY.

RICHARD V. BOSWELL, ESQUIRE

NO TITLE - NO CONSIDERATION

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☐ Balti		inty: Baltimore		요 도 도
Infor	mation provided is for the use of	f the Clerk's Office, State Depo and County Finance Office onl	urtment of	EPFISHES 5.89
	F .	only—All Copies Must Be Leg	_	THE FOUND SEE \$ 5.00 RECORDING FEE 28.60 DIAL 25.00
1 Type(s)		Intake Form is Attached.)		1.T =
of Instruments	} }	tgage Other	Other	Rest BASS Rept \$ 28096
2 Conveyance Type	Deed of Trust Leas Improved Sale Unit	mproved Sale Multiple Ac	counts v Not an Arms-	
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3 Tax Exemptions	Recordation		<u> </u>	
(if Applicable)	State Transfer=			– Š
Citeor Explain Authority		tion Amount	Finance	Office Use Only
Complete sealons	Purchase Price/Consideration	\$ 0.00		rdation Tax Consideration
Consideration and Tax	Any New Mortgage	\$	Transfer Tax Consideration	\$
Calculations	Balance of Existing Mortgage Other:	\$	X () % Less Exemption Amount	= 5
•	Other:	*	Total Transfer Tax	= \$
	Other:	S	Recordation Tax Considera	tion \$
		<u>. </u>	X () per \$500	= \$
<u></u>	Full Cash Value	Doc. 1	TOTAL DUE Doc. 2	Agent: 22
5	Amount of Fees Recording Charge	\$ 20.00	\$	
Fees	Surcharge	\$ 5.00	\$	Tax Bill:
	State Recordation Tax	\$		C D C I'm
	State Transfer Tax County Transfer Tax	2	<u></u>	C.B. Credit:
	Other	\$	\$	Ag. Tax/Other:
	Other	\$	\$	
6	District Property Tax II			Parcel No. Var. LOG
Description of	04 2200019710 Subdivision N) 10506/724 Name Lot (3s	25 a) Block (3b) Sect/AR(3c)	292 (5) Plat Ref. SqFt/Acreage (4)
Property SDAT requires				.36 ac
submission of all		Location/Address of Pr	roperty Being Conveyed (2)	
applicable information.		roperty Identifiers (if applica	hla)	Water Meter Account No.
A maximum of 40 characters will be	Omer P	Toperty Identifiers (it appaca	Die)	TYMEE WEEL ACCOUNT NO.
indexed in accordance		ential Fee Simple XX or	Grount Rent 🔲 Amount	OC.
with the priority cited in Real Property Article	Partial Conveyance? Yes	No Description/Amt. of S	qFt/Acreage Transferred:	
Section 3-104(g)(3)(i).	If Partial Conveyance, List Imp	nrovements Conveyed:		
7	_ 	tor(s) Name(s)	Doc. 2 - G	antor(s) Name(s)
Transferred	Russell E. Abbott			
From	Virginia L. Abbot		Don 2 . Owner(a) of Pag	ord, if Different from Grantor(s)
	Doc. 1 - Owner(s) of Record	i, if Different from Grantor(s)	Duc. 2 - Owner(8) of Rec	ord, it istitetent it om Grantor(s)
8 Transferred	Doc. 1 - Gran	ntee(s) Name(s)	Doc. 2 - G	rantee(s) Name(s)
To	Russell E. Abbott		<u> </u>	
	Virginia L. Abbot		antee) Mailing Address	
g Other Names	Doc. 1 - Additional Name	es to be Indexed (Optional)	Doc. 2 - Additional Na	ames to be Indexed (Optional)
to Be Indexed				
10 Contact/Mail	Instrume	ent Submitted By or Contact P	Person	Return to Contact Person
Liformation	Name: Richard V. Bo	<u> </u>		
momation		on & Boswell, Chart	1	Hold for Pickup
	Address: 188 E. Main S	Street - $P.O.$ Box 38	076-7271	Return Address Provided
	i Maseudaceau MD 3	1130-0303	A PHOTOCOPY MUST AC	<u> </u>
	Westminster, MD 2	THE ORIGINAL DEED <i>AND</i>		JOHN MICH THE THE
	11 IMPORTANT: BOTH	No Will the property being co	inveyed be the grantee's princip	oal residence?
	11 IMPORTANT: BOTH'		onveyed be the grantee's princip sonal property? If yes, identify	oal residence?
	Assessment Information Yes X	No Will the property being co	onal property? If yes, identify	oal residence?
	Assessment Yes X Yes X X X X X X X X X	No Will the property being converged? No Does transfer include personal No Was property surveyed? Assessment Use Only - 1	onal property? If yes, identify If yes, attach copy of survey (if Do Not Write Below This L	recorded, no copy required).
	Assessment Yes X Yes X Yes X X X X X X X X X	No Will the property being converged No Does transfer include personal No Was property surveyed? Assessment Use Only - Control of the Received:	If yes, attach copy of survey (if yes, identify attach yes, identify yes, identify attach yes, identify yes, i	recorded, no copy required). ne Tran Process Verification Assigned Property No.:
	Assessment Yes Xes Xes Yes Xes Yes Xes Xes Yes Xes Yes Xes Yes Yes	No Will the property being converged No Does transfer include personal No Was property surveyed? Assessment Use Only - In Agricultural Verification Date Received: 19 Geo.	If yes, attach copy of survey (if yes, identify (if yes, attach copy of survey (if yes, attach copy of yes, attach copy of survey (if yes, attach copy of yes,	recorded, no copy required). ne Tran, Process Verification Assigned Property No.: Sub Block
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	Assessment Yes Xes Yes Xes Yes Xes Yes Xes Yes Xes Xes Yes Xes Yes Xes Yes Xes Yes Xes Yes Yes	No Will the property being control No Does transfer include personal No Was property surveyed? Assessment Use Only - In Agricultural Verification Date Received: 19 Geo. Zoning	If yes, attach copy of survey (if yes, attach copy of yes, attach copy of survey (if yes, attach copy of	recorded, no copy required). ne Tran Process Verification Assigned Property No.: Sub Block MRT REQUIRED Lot Figure Cd. ECOUNTY, MARYLAND
	Assessment Yes X Yes X Yes X X Yes X X X X X X X X X	No Will the property being control No Does transfer include personal No Was property surveyed? Assessment Use Only - Control Only - Control Only - Control Use	If yes, attach copy of survey (if yes, attach copy of yes, attach copy of survey (if yes, attach copy of	recorded, no copy required). ne Tran, Process Verification Assigned Property No.: Sub Block MOT REQUIRED Lot FRISHer and Fin Age Cd. ECOUNTY, MARYLAND SWEET TAX
	Assessment Yes X Yes X Yes X X Yes X X X X X X X X X	No Will the property being control No Does transfer include personal No Was property surveyed? Assessment Use Only - Control Only - Control Only - Control Use	If yes, attach copy of survey (if yes, attach copy of yes, attach copy of survey (if yes, attach copy of yes, attach copy of survey (if yes, attach copy of yes, attach c	recorded, no copy required). ne Tran Process Verification Assigned Property No.: Sub Block MOT REQUIRED to FROM NARYLAND SPER TAX Sec 33-139
	Assessment Yes X Yes X Yes X Yes X X X X X X X X X	No Will the property being control No Does transfer include personal No Was property surveyed? Assessment Use Only - In Agricultural Verification Date Received: 19 Geo. Zoning Use Town (If yes, attach copy of survey (if yes, attach copy of yes, attach copy of survey (if yes, attach copy of	recorded, no copy required). ne Tran. Process Verification Assigned Property No.: Sub Block MOG REQUIRED Lot OFFICE TAX Sec 33-139
	Assessment Yes Xes Yes Yes Xes Yes Yes	No Will the property being control No Does transfer include personal No Was property surveyed? Assessment Use Only - 1 Agricultural Verification Date Received: 19 Geo. Zoning Use Town	If yes, attach copy of survey (if yes, attach copy of yes, attach copy of survey (if yes, attach copy of	recorded, no copy required). ne Tran Process Verification Assigned Property No.: Sub Block MOY RECOTTRED tot FROM NARYLAND SPER TAX Sec 33-139

Book 16714 Page 587

Return To: RVB 6914.002 Stoner, Preston & Boswell, Chtd. 188 East Main Street, P.O. Box 389 Westminster, MD 21158-0389

DEED

THIS DEED, made this day of day of fine the year two thousand and two, by and between RUSSELL E. ABBOTT and VIRGINIA L. ABBOTT, husband and wife, Grantors; and RUSSELL E. ABBOTT and VIRGINIA L. ABBOTT, Grantees.

The Grantors, for a consideration of the sum of **ZERO DOLLARS (\$0.00)** grant, convey and assign to the Grantees and to their respective personal representative, heirs and assigns, as tenants in common in the proportions set forth below, in fee simple, the property located in the Fourth District of Baltimore County, Maryland, and described as follows:

BEGINNING for the same at the end of the fourth line of a tract of land called "Hooker's Hope", and running thence bounding on said line reversely north eighty degrees, east eighteen perches and three-tenths of a perch until it intersects the third line of a tract of land called "Martin's Hope", thence bounding reversely on said line, south eight degrees, east thirty-four perches and six-tenths of a perch to a stone; thence north fifty-three and three-quarter degrees, west, thirty-three and one-half perches to a stone; thence north seventeen degrees east, thirteen perches to the place of beginning.

BEING ALL that same lot or parcel of land described in a Deed dated November 15, 1958, and recorded among the Land Records in Baltimore County, Maryland, in Liber G.L.B. No. 3449, folio 120, from Bernice I. Abbott to the Grantors, Russell E. Abbott and Virginia L. Abbott, as tenants by the entireties.

TOGETHER with the buildings and improvements thereon, and all and singular the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the property hereby conveyed unto the Grantees, **RUSSELL E. ABBOTT** and **VIRGINIA L. ABBOTT**, their respective personal representatives, heirs and assigns, in fee simple, forever, as tenants in common.

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

AS WITNESS the hand and seal of the Grantors herein.

WITNESS:

Jan Old Souper)

Russel Callot (SEAL)

VIRGINIA L. ABBOTT

STATE OF MARYLAND, CARROLL COUNTY, to wit:

I HEREBY CERTIFY that on this <u>for</u> day of July, 2002, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **RUSSELL E. ABBOTT** and **VIRGINIA L. ABBOTT**, the Grantors herein, known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained and further acknowledged that the consideration paid or to be paid is \$0.00.

AS WITNESS my hand and Notarial Seal.

My commission expires: フーノー 0.3

Notary Publia. YMONE

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED UNDER THE

SUPERVISION OF THE UNDERSIGNED MARYLAND ATTORNEY.

RICHARD V. BOSWELL, ESQUIRE

NO TITLE - NO CONSIDERATION

· ▼	1		6702			g Valiaction	
Li Daiu	ate of Maryland more City (X) mation provided is for the Assessments and Taxo	County -				rt Clerk Recordin	•
	(Type or Print in Black	<u>c Ink Only—All</u>	Copies Must	<u>Be Legib</u>	le)	FI SINC	\$ 5.00
1 Type(s)	(Check Box if Add	 		_	· · · · · · · · · · · · · · · · · · ·	- FILLWUING FI	
of Instruments	Deed	Mortgage	Othe	er	Other	— Din	25.68
·	Deed of Trust	Lease	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	tiele Acce	unte X Not an Arms-	- KEY HALL	kept v 21002
2 Conveyance Type		Unimproved S	٠	tiple Acco	Aut an Thins	l in Ch	bik # cooc
Check Box	Arms-Length []]	Arms-Length	[2] Am	is-Length	[3] Length Sale [9]		ପ୍ରତିକ୍ଷିତି ଶ୍ରୀ
(if Applicable) Cite or Explain Authority	Recordation State Transfer County Transfer		· - · · · · · · · · · · · · · · · · · ·			Space	
4	Con	sideration Amou	unt		<u></u>	nce Office Use Onl	
Consideration	Purchase Price/Conside	ration \$ 0.0	00			ecordation Tax Co	onsideration
and Tax	Any New Mortgage	\$	<u> </u>		Transfer Tax Considerat	ion \$	
Calculations	Balance of Existing Mo	rtgage \$	<u> </u>		X()%	= 3	_
	Other:				Less Exemption Amount Total Transfer Tax Recordation Tax Consid	= \$	
	Other.	4			X () per \$50		
	Full Cash Value	<u> </u>			TOTAL DUE	\$	
E	Amount of Fee		Doc. 1		Doc. 2	Agent:	
5	Recording Charge		.00		\$		ms
Fees	Surcharge		.00		\$	Tax Bill:	7
	State Recordation Tax	\$	• (/\ <u>/</u>		\$	15	t sand
	State Transfer Tax	\$			\$	C.B. Credi	1:
	County Transfer Tax	\$			\$		
•	Other	\$			\$	Ag. Tax/O	ther:
	Other	\$			\$		
6		Tax ID No. (1)			Map	Parcel No.	—-——-
Description of		02101	3449/120		40	1/9	(5)
Property	Subdiv	vision Name		Lot (3a)	Block (3b) Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
SDAT requires			4214-33	C D	Dain Carrage d (<u> </u>	7.20 40.
submission of all	5128 Byer	ly Road Up			perty Being Conveyed (2	<u> </u>	
applicable information. A maximum of 40	·	Other Property I				Water Mete	r Account No.
characters will be		Juici Froperty I	ochimets (il a	appronni	<u></u>	17 6161 171000	7
indexed in accordance	Residential X or Non	-Residential	Fee Simpl	e 🖾 or G	rount Rent Amor	unt:	
with the priority cited in	Partial Conveyance?		· -				
Real Property Article			<u>-</u>	<u> </u>	<u> </u>		
Section 3-104(g)(3)(i).	If Partial Conveyance,	List Improvemen	ts Conveyed:				
7		- Grantor(s) Na	me(s)	<u>.</u> <u>.</u>	Doc. 2 -	Grantor(s) Name	e(s)
Transferred	Russell E. Ab				ļ ————————————————————————————————————		
From	Virginia L. A					1 10 70100	46 (2)
	Doc. 1 - Owner(s) of	Record, if Differ	rent from Gra	antor(s)	Doc. 2 - Owner(s) of I	Record, ii Differen	it from Grantor(s)
6	Doc. 1	l - Grantee(s) Na	me(s)		Doc. 2	- Grantee(s) Name	e(s)
8 Transferred	Russell E. Abb		1110(4)			Columbia (B) I (III)	
To	Virginia L. Ab	bott					
				'	tee) Mailing Address		
		y Road, Up	<u> </u>				
9 Other Names	Doc. 1 - Additions	al Names to be In	ndexed (Option	onal)	Doc. 2 - Additional	I Names to be Inde	exed (Optional)
to Be Indexed					 		
10	In	strument Submi	tted Ry or Co	ntact Per	ean	Return to	Contact Person
10 Contact/Mail	Name: Richard V					x Return to	Commer a Ground
information	Firm: Stoner, P	rooten f B	0.0110 11 0	borto		Hold for 1	Pickup
	Address: 188 E. M	lain StP	.O. Box 3	RAG	- 	\ \	
	Westminster	_ MD_ 21158	=0389Phone	(410)	876=7371	Return A	ddress Provided
	11 IMPORTANT:			 	876-7371 PHOTOCOPY MUST		EACH TRANSFER
		Yes No Will	the property b	being conv	veyed be the grantee's pri	ncipal residence?	
	Information	Yes X No Does	s transfer inclu	ide persor	nal property? If yes, iden	tify:	
	_	Yes X No Was	Bronarts	evedo te	yes, attach copy of survey	y (if received and are	ony required)
;		· ,			Not Write Below This		opy requireu).
•	Terminal Verification		<u>ultural Verificatio</u>	· — · · — · 7			n. Process Verification
+4	Transfer Number:	Date Recei	ved:		Deed Reference:	Assigned Prope	rty No.:
•	S Land	19		Geo. Zoning	Map Grid Tab	Sub readiate and action	Block 20 Bistone
,	5 Buildings			Use	Parcel PAY TO	INDEE COUNTY	RARYEAND
	PEMARKS:			_I Town Cd		Ex. Cd.	
	SS				Per C	TO SULLAND	₩ Sec 33-139
4	ນ					_/	
	2					ATENER STATEMENT AND A STATEME	
	S				Z RECORD	ALLAN NO	TP ARTITION
	Distribution: White - Cler	k's Office			Per /O	BUADO	<u></u>
* .	Distribution: White - Cler Canary - SD Pink - Office	AT				Date 8/8/	T.P. ART 12-108

• III 6714 584

Return To: RVB 6914.002 Stoner, Preston & Boswell, Chtd. 188 East Main Street, P.O. Box 389 Westminster, MD 21158-0389

DEED

THIS DEED, made this by day of fine the year two thousand and two, by and between RUSSELL E. ABBOTT and VIRGINIA L. ABBOTT, husband and wife, Grantors; and RUSSELL E. ABBOTT and VIRGINIA L. ABBOTT, Grantees.

The Grantors, for a consideration of the sum of **ZERO DOLLARS** (\$0.00) grant, convey and assign to the Grantees and to their respective personal representative, heirs and assigns, as tenants in common in the proportions set forth below, in fee simple, the property located in the Fourth Election District of Baltimore County, Maryland, and described as follows:

East 3.4 perches line described in a Deed from Frederick Fowble to Elva C. Watts, dated October 13, 1906 recorded among the Land Records of Baltimore County in Liber W.P.C. No. 307 folio 28 etc., thence binding on that Deed the following line, South 55 degrees 35 minutes 30 seconds West 113.64 feet to a pipe, thence running by a new line of division, North 28 degrees 51 minutes 00 seconds West 122.30 feet to a pipe and to intersect the North 51 degrees 30 minutes East 80 perches line described in the above mentioned Deed, thence binding thereon, North 56 degrees 08 minutes 10 seconds East 163.73 feet to a pipe, South 00 degrees 23 minutes 40 seconds West 78.38 feet, South 52 degrees 54 minutes 30 seconds West 6.60 feet and South 23 degrees 32 minutes 30 seconds East 56.60 feet to the place of beginning, containing Three hundred and sixty six thousandths (0.366) of an acre of land, more or less.

AS surveyed May 23, 1980 by C.A. Myers, Surveyor.

BEING a part of all that lot of ground described in a Deed dated October 23, 1991, and recorded among the Land Records in Baltimore County, Maryland, in Liber S.M. No. 010506, folio 724, from Robert G. Howard and Martha E Howard, his wife to the Grantors, Russell E. Abbott and Virginia L. Abbott, as tenants by the entireties.

TOGETHER with the buildings and improvements thereon, and all and singular the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

● **714 585**

TO HAVE AND TO HOLD the property hereby conveyed unto the Grantees, **RUSSELL E. ABBOTT** and **VIRGINIA L. ABBOTT**, their respective personal representatives, heirs and assigns, in fee simple, forever, as tenants in common.

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

AS WITNESS the hand and seal of the Grantors herein.

WITNESS:

Russell Ealtor &

(SEAL)

RUSSELL E. ABBOTT

VIRGINIA L. ABE

STATE OF MARYLAND, CARROLL COUNTY, to wit:

I HEREBY CERTIFY that on this day of July, 2002, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **RUSSELL E. ABBOTT** and **VIRGINIA L. ABBOTT**, the Grantors herein, known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained and further acknowledged that the consideration paid or to be paid is \$0.00.

AS WITNESS my hand and Notarial Seal.

My commission expires: 7-1-0.3

Notary Public

.

714 586

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED UNDER THE SUPERVISION OF THE UNDERSIGNED MARYLAND ATTORNEY.

RICHARD V. BOSWELL, ESQUIRE

NO TITLE - NO CONSIDERATION

· •			6711958	Validotion 2
	ate of Maryland Land		Sheet	Recording
	nation provided is for the use of Assessments and Taxation, a			B FI SKE \$ 5.89
1 Type(s) of Instruments	(Type or Print in Black Ink O (Check Box if Addendum x Deed Mort		Other	TORNING FEE 20.00 — TORNING FEE 20.00 — TORN HASS FOR \$ 20.00 — Rest hass for \$ 20.00
2 Conveyance Type Check Box	——————————————————————————————————————	nproved Sale Multiple Acts-Length [2] Arms-Length	بعي	二月 CR Blk \$ 2359 Wes 16, 2002
3 Tax Exemptions (if Applicable)	Recordation State Transfer=			Space Res
Cite or Explain Authority 4	 	ion Amount		ce Office Use Only ecordation Tax Consideration
Consideration and Tax	Any New Mortgage	\$ 0.00	Transfer Tax Considerati	
Calculations	Balance of Existing Mortgage Other:	\$ <u></u> \$	Less Exemption Amount Total Transfer Tax	= \$ - \$ = \$
	Other:	\$	Recordation Tax Consider X () per \$50	
5	Full Cash Value Amount of Fees	\$ Doc. 1	TOTAL DUE Doc. 2	Agent:
Fees	Recording Charge	\$ 20.00	\$	Agena
rees	Surcharge State Recordation Tax	\$ 5.00 \$	\$	Tax Bill:
	State Transfer Tax	\$	\$	C.B. Credit:
	Other	\$	\$ \$	Ag. Tax/Other:
	Other District Property Tax II	\$ D No. (1) Grantor Liber/Folio	\$	Power No.
Description of	04 2200019710		25	Parcel No. Var. LOG
Property	Subdivision N	ame Lot (3a)	Block (3b) Sect/AR(3c)	Plat Ref. SqFt/Acreage (4)
SDAT requires submission of all		Location/Address of Pr	operty Being Conveyed (2)	36_ac
applicable information. A maximum of 40	Old Hanover Roa	d roperty Identifiers (if applicat	le)	Water Meter Account No.
characters will be				5
indexed in accordance with the priority cited in	S ELOCITORISM CONTROL SECONDO			int:
Real Property Article - Section 3-104(g)(3)(i).	<u></u>			
7	If Partial Conveyance, List Imp Doc. 1 - Grant		Doc. 2 -	Grantor(s) Name(s)
Transferred	Russell E. Abbott	· · · · · · · · · · · · · · · · · · ·		
From	Virginia L. Abbot Doc. 1 - Owner(s) of Record,	, if Different from Grantor(s)	Doc. 2 - Owner(s) of R	ecord, if Different from Grantor(s)
8 Transferred	Doc. 1 - Gran	tee(s) Name(s)	Doc. 2 -	Grantee(s) Name(s)
Transferred	Russell E. Abbott			
	Virginia L. Abbot		ntee) Mailing Address	
9 Other Names	Doc. 1 - Additional Name	s to be Indexed (Optional)	Doc. 2 - Additional	Names to be Indexed (Optional)
to Be Indexed				remes to be indexed (Optional)
10 Contact/Mail		nt Submitted By or Contact Pe	erson	XX Return to Contact Person
Information	Name: Richard V. Box Firm: Stoner, Presto	on & Boswell, Chart	ered	Hold for Pickup
	Address: 188 E. Main S	treet - P.O. Box 389	9	Return Address Provided
	11 IMPORTANT: BOTH T		A PHOTOCOPY MUST	ACCOMPANY EACH TRANSFER
	Assessment Yes X X Yes X	No Will the property being con No Does transfer include perso	iveyed be the grantee's pring mal property? If yes, identi	cipal residence?
. <u>5</u>	Yes			(if recorded, no copy required).
, o ,	Terminal Verification	Assessment Use Only - D Agricultural Verification	O Not Write Below This Pa	
ounty	Year 19	Date Received: 19 Geo.	Deed Reference: Map	Assigned Property No.: Sub Block
تور دور ک	Land Buildings	Zoning Use	Parcel Directo	MAG REQUERICALO:
served	REMARKS:	Town C		RECOUNTY, MARYLAND
3e 3e			Por JOY Z	Sec 33-139
Soci			ERECORDATIO	INTAX
	Distribution: White - Clerk's Office Canary - SDAT		707	T.P. ART 12-108
	Pink - Office of Financ Goldentod - Preparer AOC-CC-300 (6/95)	5 6	Data	e_ <u></u>
The state of the s				<u> </u>

LIBER 3449 PASE 120

THIS DEED, Made this ______ day of November, in the year one thousand nine hundred and fifty-eight, by and between BERNICE I. ABBOTT, widow, of Baltimore County, State of Maryland, party of the first part, and RUSSELL EDGAR ABBOTT and VIRGINIA LEE ABBOTT, his wife, of the County and State aforesaid, parties of the second part.

Dollars (\$5.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Bernice I. Abbott, widow, does hereby grant and convey unto the said Russell Edgar Abbott and Virginia Lee Abbott, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of the survivor, forever, in fee simple, all that lot or parcel of ground situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

tract of land called "Hooker's Hope", and running thence bounding on said line reversely north eighty degrees, east eighteen perches and three-tenths of a perch until it intersects the third line of a tract of land called "Martin's Hope", thence bounding reversely on said line, south eight degrees, east thirty-four perches and six-tenths of a perch to a stone; thence north fifty-three and three-quarter degrees, west, thirty-three and one-half perches to a stone; thence north seventeen degrees east, thirteen perches to the place of beginning.

BEING the same lot or parcel of land which by Deed dated September 27, 1929 and recorded among the Land Records of Baltimore County in Liber L.McL.M. No. 838 folio 124 was granted and conveyed by Winnie E. Abbott, widow, to Russell E. Abbott and Bernice I. Abbott, his wife, as tenants by the entireties; the said Russell E. Abbott having departed this life on June 17, 1953.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges,



LIBER 3449 PARE 121

appurtenances and advantages, to the same belonging, or anywise apportaining.

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 Russell Edger Abbott and Virginia Lee Abbott, his wife, as tenents by the entireties, their assigns, the survivor of them, and the heirs and assigns of the survivor, forever, 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 what soever to 2000年,在1900年中的 1900年中的 1900年中 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.

AS WITNESS the hand and seal of said Grantor.

TEST:

Bernice I. Abbott

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HERRBY CERTIFY, That on this 15 day of November, 1958, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Bernice I. Abbott, the within named Grantor, and she acknowledged the foregoing Deed to be her act and deed.

AS WITNESS my hand and Notarial Seal.

Mary H. Wallis, Notary Public My Commission Expires May 4, 1959

Rec'd for Record, NOV 18 1958 at 2 Per George L. Byerly, Clerk, Mailed to Martin & Taylor

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

NO TITLE EXAMINATION REQUESTED OR MADE

This Deed, MADE THIS 23rd day of October

in the year one thousand nine hundred and ninety-one

by and between

ROBERT G. HOWARD AND MARTHA E. HOWARD, his wife,

of Baltimore County, Maryland

of the first part, and

RUSSELL E. ABBOTT and VIRGINIA L. ABBOTT, his wife,

of the second part.

Witnesseth, That in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the actual consideration paid or to be paid being \$100.00,

the said parties of the first part

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

personal representatives/successions

, in fee simple, all

that lot of ground situate in the Fourth Election District of Baltimore County, State of Maryland and described as follows, that is to say:

BEGINNING for the same at a stone found at the end of the South 29 degrees 30 minutes East 3.4 perches line described in a Deed from Frederick Fowble to Elva C. Watts, dated October 13, 1906 recorded among the Land Records of Baltimore County in Liber W.P.C. No. 307 folio 28 etc., thence binding on that Deed the following line, South 55 degrees 35 minutes 30 seconds West 113.64 feet to a pipe, thence running by a new line of division, North 28 degrees 51 minutes 00 seconds West 122.30 feet to a pipe and to intersect the North 51 degrees 30 minutes East 80 perches line described in the above mentioned Deed, thence binding thereon, North 56 degrees 08 minutes 10 seconds East 163.73 feet to a pipe, South 00 degrees 23 minutes 40 seconds West 78.38 feet, South 52 degrees 54 minutes 30 seconds West 6.60 feet and South 23 degrees 32 minutes 30 seconds East 56.60 feet to the place of beginning, containing Three hundred and sixty six thousandths (0.366) of an acre of land, more or less.

AS surveyed May 23, 1980 by C.A. Myers, Surveyor.

BEING a part of all that lot of ground which by Deed dated May 12, 1943 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1290, folio 25 was granted and conveyed by Elva C. Watts, widow, unto the herein named Grantors.

State Department of
Assessments & Taxation
for Baltimore County

MEDICULTURAL TRANSFER TANDEL APPLICABLE DATE

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 said survivor's heirs,

personal representatives/mocresorrx

and assigns

Test:

, in fee simple.

And the said part ies 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 seal s of said grantor s.

Robert G. Howard INEAL

Martha E. Howard ISEAL)

STATE OF MARYLAND, COUNTY OF BALTIMORED WIT:

I HEREBY CERTIFY, That on this

day of Cotober

in the year one thousand nine hundred and ninety-one

, before me.

the subscriber, a Notary Public of the State aforesaid, personally appeared ROBERT G. HOWARD and MARTHA E. HOWARD, his wife,

known to me (or satisfactorily proven) to be the person a whose name a xis/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.

Short Sepan Clacity Notary Public

My Commission expires:

B-1-95

THIS IS TO CERTIFY that the foregoing instrument has been prepared by an attorney or under an attorney's supervision.

Attorney at Lay

01865 Baltimore County, Maryland Land Instrument Intake Sheet

(Type or print in black ink only-all copies must be legible)
In compliance with Baltimore County Code, 1978, Title 33, Taxation, Article 111, §33-126 through 33-140, as S

ersonal property is offer	conveying title of for record in the County. The	: to, or creating lies he property conveyed	ns or encumbrances upon, real, or on which a lien or encumbra	il of 🍣 ance
s created, is identified as	fdllows:			
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of Dow	Subdivision/Tract	Lot Acreage	Prior Deed Ref. VAR.	டல.ர.≨
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B]	Instrument Prepared	Par	D. 4	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
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Return To: MGR 2002-125 Stoner, Preston & Boswell, Chtd. 188 East Main Street, P. O. Box 389 Westminster, MD 21158-0389

TAX ACCOUNTS: Parcel One: 04-08-065602
Parcel Two: 04-08-065605
Parcel Three: 04-08-065604

Parcel Four: 04-08-065603 Parcel Five: 04-08-067300

DEED

THIS DEED, made this 23 day of AUGUST, in the year two thousand and two, by ROBERT G. HOWARD and MARTHA E. HOWARD, his wife, by CHARLES R. HOWARD, their Attorney-in-fact, Grantors herein.

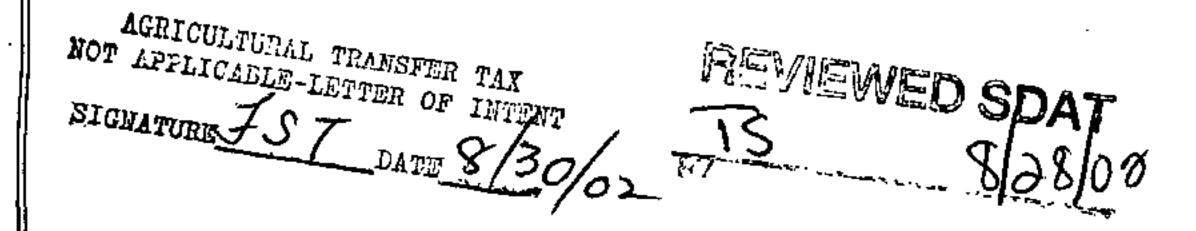
WHEREAS, by virtue of Powers of Attorney bearing date MAY 3, 2002, recorded or intended to be recorded among the Land Records of Baltimore County, Maryland, immediately prior hereto, ROBERT G. HOWARD and MARTHA E. HOWARD, his wife, did constitute and appoint CHARLES R. HOWARD, as their Attorney-in-fact; and

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the sum of SEVEN HUNDRED TWENTY-FIVE THOUSAND SEVEN HUNDRED NINETY DOLLARS (\$725,790.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said ROBERT G. HOWARD and MARTHA E. HOWARD, his wife, by CHARLES R. HOWARD, their Attorney-in-fact, do hereby grant and convey unto LIPPY BROTHERS, INC., a Maryland Corporation, its successors and assigns, forever in fee simple, all those tracts or parcels of land, situate, lying and being in the Fourth (4th) Election District of Baltimore County, Maryland, and more particularly described as follows:

See Attached EXHIBIT A

TOGETHER with the buildings and improvements thereon and all and singular the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto LIPPY BROTHERS, INC., a Maryland Corporation, its successors and assigns, forever in fee simple.



AND the said Grantors hereby covenant that they will warrant specially the property hereby conveyed and that they will execute such other and further assurances of the same as may be requisite.

AS WITNESS the hands and seals of the Grantors herein.

WITNESS:

ROBERT G. HOWARD

Charles R. HOWARD,

his Attorney-in-fact

MARTHA E. HOWARD

by CHARLES R. HOWARD

MARTHA E. HOWARD,

her Attorney-in-fact

STATE OF MARYLAND, CARROLL COUNTY, to wit:

I HEREBY CERTIFY that on this 23 day of AUGUST, 2002, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared CHARLES R. HOWARD, Attorney-infact for ROBERT G. HOWARD and MARTHA E. HOWARD, his wife, in pursuance of the power and authority set forth in the Powers of Attorney hereinbefore referred to, and acknowledged the foregoing instrument to be the act of the said ROBERT G. HOWARD and MARTHA E. HOWARD, his wife, and also acknowledged the foregoing instrument to be the act of CHARLES R. HOWARD, as such Attorney-in-fact, and further made oath in due form of law that at the time of the execution of the within instrument, he did not have actual knowledge of the revocation or termination of the abovementioned Powers of Attorney by any case whatsoever or of the deaths of the said ROBERT G. HOWARD and/or MARTHA E. HOWARD. The said CHARLES R. HOWARD, further acknowledged that the actual consideration paid or to be paid is \$725,790.00.

AS WITNESS my hand and Notarial Seal,

11/1/

My commission expires;

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED UNDER THE SUPERVISION OF THE UNDERSIGNED MARYLAND ATTORNEY.

MICHAEL G. RITCHEY, ESQUIRE

EXHIBIT 'A'

TRACT ONE

Parcel One

ALL THAT tract or parcel of land, situate, lying and being in the Fourth $(4^{\rm th})$ Election District of Baltimore County, Maryland, more particularly described as follows:

BEGINNING for the same at a stone marked "X" situated on the southwest side or 16.5 feet Road at the end of the fourth line of a tract of land containing 6% acres which by deed was conveyed from John T. Gill and wife to Mary E. Brown and recorded among the Land Records of Baltimore County June 13th 1887 in Liber J.W.S. No. 162, folio 12, etc., said stone also being the end of the fourth line of a tract of land containing 104 acres which by deed was conveyed from John T. Gill and wife to William T. Gill and recorded among the Land Records of Baltimore County July 1st 1885 in Liber W.M.I. No. 146, folio 420, etc. thence by two lines of agreement made by and between the Brown's and William T. Gill March 18th 1925 south 49 degrees and 42 minutes east 68 feet to a stone planted March 18th 1925 on the northeast side of a 16.5 feet Road north 18 degrees and 33 minutes east 295 feet to a stone planted March 18th 1925 thence reversely along the sixth line of a tract of land containing 9 acres 3 roods and 11 perches which by deed was conveyed from John T. Gill and wife to Mary E. Brown and recorded among the Land Records of Baltimore County September 25th 1894 in Liber L.M.B. No. 207, folio 278, etc. same also being the ninth line of a tract of land containing 30% acres which by deed was conveyed from John T. Gill and wife to William T. Gill and wife and recorded among the Land Records of Baltimore County September 13th 1892 in Liber L.M.B. No. 193, folio 501 north 3 degrees and 37 minutes west 1138.5 feet to a stone thence along the tenth line of said 304 acre tract and the land of Stephen Gill north 86 degrees and 40 minutes east 511.5 feet thence along the eleventh line of said 30% acre tract and the land of H.S. Pitts south 14 degrees and 10 minutes east 528 feet to a flint stone thence along the first line of said 30% acre tract and the land of a certain Rush (formerly Byerly) the next seven courses and distances south 16 degrees and 50 minutes east 862 feet to a limestone on the north side of a County Road thence first along the second line of the said 30% acre tract then continuing the same course along the tenth line of a 37% acre tract which by deed was conveyed from John T. Gill to William T. Gill and recorded among the Land Records of Baltimore County November 8th 1893 in Liber L.M.B. No. 201, folio 255, etc. south 40 degrees and 50 minutes east 631.1 feet to a point 4 feet south and 2 feet west of a Cherry Stump thence along the 11th, 12th, 13th, and 14th direct and the first line reversely of the said 37% acre tract and continuing the same course from the first line reversely to the fourth line reversely of a tract of land containing 13 acres and 36 perches which by deed was conveyed from John T. Gill and wife to William T. Gill and wife and recorded among the Land Records of Baltimore County September 13th 1892 in Liber L.M.B. No. 193, folio 501, etc. south 26 degrees and 20 minutes east 1002.4 feet to a point 74 feet southeast from the centre of a stream south 87 degrees and 5 minutes west 292 feet south 9 degrees and 25 minutes east 92.4 feet to a stone south 84 degrees and 35 minutes west 834.9 feet to a Cherry Stump south 76 degrees and 45 minutes west 584.1 feet thence reversely along the 3rd and a part of the 2nd line of the said 13 acres and 36 perches tract north 32 degrees and 15 minutes west 16.5 feet across an outlet thence along said outlet north 76 degrees and 15 minutes west 389 feet thence bounding on the land of A Armacost which land was a portion of the said 13 acres and 36 perches tract north 32 degrees and 8 minutes west 655 feet to the south side of the herein mentioned County Road thence running along the south side of the County Road north 44 degrees and 19 minutes east 331 feet north 45 degrees east 122 feet thence crossing said Road and after crossing bounding on the 2nd line of a 2.18 acre tract of land now owned by Grace Gill Stansbury and which land was a portion of the said 10½ acre tract north 31 degrees and 50 minutes west 387.4 feet to the 3rd line of a 1.2 acre parcel of land which by deed was conveyed by William T. Gill and wife to Mary E. Brown and recorded among the Land Records of Baltimore County September 25th 1894 in Liber L.M.B. No. 207, folio 279, etc. thence running along the said third line north 36 degrees and 3 minutes east 257.4 feet to a stone near a Gum Tree thence running along the 4th line of the herein mentioned 6½ acre tract north 50 degrees and 18 minutes east 429 feet to the place of beginning. Containing in all 87 (eighty-seven) acres of land, more or less.

BEING ALL that same land described in a Deed from Elsie E. Demme unto Robert G. Howard and Martha E. Howard, his wife, dated July 28, 1945, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1400, folio 513, etc.

SAVING AND EXCEPTING THEREFROM, the following:

- 1. All that tract or parcel of land described in a Deed dated April 30, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1462, folio 167, etc., containing 0.079 acres of land, more or less.
- 2. All that tract or parcel of land described in a Deed dated May 15, 1969, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4990, folio 713, etc., containing 0.072 acres of land, more or less.
- 3. All that tract or parcel of land described in a Deed dated February 6, 1976, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5606, folio 835, etc., containing 5.37 acres of land, more or less.

Parcel Two

ALL THAT tract or parcel of land, situate, lying and being in the Fourth (4^{th}) Election District of Baltimore County, Maryland, more particularly described as follows:

BEGINNING for the same at an old boundary stone marked 51 at the end of the South 59 degrees 55 minutes East 486.75 foot line as described in a Deed from Dorothy Gertrude Armacost and husband to High Knob Realty, Inc., dated January 4, 1968, recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4839, folio 32, etc., running thence binding on that Deed the two following lines as now surveyed and running along property belonging to Lippy Brothers, Inc., South 84 degrees 54 minutes East 191.40 feet to an old boundary pipe and South 10 degrees 31 minutes East 225.24 feet to a stone marked 7 at the beginning point of that parcel of land conveyed by Deed from High Knob Realty, Inc. to Russell E. Abbott and wife, dated August 8, 1968, recorded in Liber O.T.G. No. 4907, folio 252, etc., thence binding on that Deed reversely the three following lines, South 84 degrees 00 minutes 15 seconds West 168.40 feet to a pipe, South 26 degrees 41 minutes 30 seconds East 539.00 feet to a pipe and South 45 degrees 26 minutes East 643.03 feet to a pipe and to intersect the South 53 degrees 05 minutes West 1320 foot line in the first above mentioned Deed at the end of 220.56 feet, thence binding on that Deed, South 56 degrees, 08 minutes 10 seconds West 1097.49 feet to a pipe, thence continuing the same course, South 56 degrees 08 minutes 10 seconds West 16.58 feet to a pipe on the East side of the Western Maryland Railway right of way (66 feet wide), thence running along the East side of that railway the four following lines; the first being a

curve with a radius of 4336.73 feet, an arc of 886.43 feet and a chord of North 11 degrees 29 minutes 20 seconds West 884.83 feet, thence North 05 degrees 38 minutes West 216.68 feet, thence by a curve with a radius of 5678.51 feet, an arc of 570.70 feet and a chord of North 08 degrees 30 minutes 45 seconds West 570.43 feet, thence North 11 degrees 23 minutes 30 seconds West 379.27 feet to a pipe and to intersect the North 60 degrees 50 minutes East 805.2 foot line in the first aforementioned Deed, thence binding on that Deed the two following lines as now surveyed, North 62 degrees 35 minutes East 123.79 feet to a pipe and South 56 degrees 51 minutes 30 seconds East 486.75 feet to the place of beginning, containing twenty-eight acres and five hundred seventy-nine thousandths of an acre (28.579) of land, more or less.

BEING all that same tract or parcel of land described in a Deed from High Knob Realty, Inc. unto Robert G. Howard and Martha E. Howard, his wife, dated April 15, 1969, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4981, folio 408, etc.

Parcel Three

ALL THAT tract or parcel of land, situate, lying and being in the Fourth (4th) Election District of Baltimore County, Maryland, which according to a survey made by George W. Arnold, Surveyor, dated March 18, 1947, is described as follows, that is to say:

BEGINNING for the same at a stone heretofore planted at the end of the first or north thirty one degrees and twenty seven minutes six hundred and forty four feet line mentioned in a deed from Newton S. Watts and wife to Grace Gill Stansbury dated February 24, 1925 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 618, folio 279, etc., running thence as surveyed March 1947 by the second line of said deed north forty five degrees and five minutes east one hundred and forty four and four tenths feet to a stake thence by part of the third line in said deed south twenty nine degrees and thirty minutes east three hundred and thirty and five tenths feet to a stake thence by line of division south sixty degrees and thirty minutes west one hundred and forty one and five tenths feet intersecting the said first line in said deed thence by part of said line north twenty nine degrees and seven minutes west two hundred and ninety two feet to the place of beginning. Containing 1.05 acres of land, more or less.

BEING all that same lot or parcel of land described in a Deed from Grace Gill Stansbury and Charles Stansbury unto Robert Gill Howard and Martha E. Howard, his wife, dated May 9, 1947, and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1559, folio 390, etc.

Parcel Four

ALL THAT tract or parcel of land, situate, lying and being in the Fourth $(4^{\rm th})$ Election District of Baltimore County, Maryland, more particularly described as follows:

BEGINNING for the outlines to include the same at a stone standing at the end of the South 47° West 32.64 foot line in a deed of conveyance from Daniel Stull and others, executors, to Frederick Fowble, bearing date December 20th 1845 and recorded among the Land Records of Baltimore County in Liber A.W.B. No. 369, folio 186, etc., and running thence bounding on said deed the two following courses, South 18 degrees and 35 minutes East 20 perches to a stone marked No. 4, South 41 degrees West 48 and 2/5 perches to a stone now set up in the ground at the Eastern limits of the Western Maryland Railroad B & H division, thence by lines of division as fixed and agreed upon, they

being along the said Eastern limits of the Railroad property, North 25 degrees West 15 perches, North 22 degrees and 45 minutes West 14 perches, North 21 degrees and 15 minutes West 5 and 17/25 perches to a stone set up in the North 53%° East 342 feet line of a laid out road or outlet, laid out for the use in common of Elias Fowble and Frederick Fowble thence bounding on said line North 53 degrees and 30 minutes East 23/25 of a perch to a stone, the end thereof still bounding on said outlet North 4 degrees and 15 minutes West one and 19/25 perches where it intersects the North 514° East 1685 feet line of division between the aforesaid Fowbles lands, thence bounding thereon North 51 degrees and 30 minutes East 80 perches to a flint stone the end thereof, and until it intersects the S. 8° E. 48 perch line of the aforesaid deed from Stull and others, executors to Frederick Fowble, thence running with and bounding on said line South 4 degrees and 30 minutes East 4% perches to a stone the end thereof still bounding on said deed, South 48 degrees and 30 minutes West four tenths of a perch to a stone South 29 degrees and 30 minutes East 3 and 4/10 perches to a stone South 50 degrees and 30 minutes West 32 and 6/10 perches to the first place of beginning, containing 10 acres, 2 roods, 3 square perches and 84 square feet of land, more or less.

BEING all that same tract or parcel of land described in a Deed from Elva C. Watts unto Robert G. Howard and Martha E. Howard, his wife, dated May 12, 1943, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1290, folio 25, etc.

TOGETHER WITH the use, in common with others entitled thereto, of the right of way or outlet above mentioned as being laid out for the use in common of the said Elias Fowble and Frederick Fowble, their heirs and assigns.

SAVING AND EXCEPTING THEREFROM, all that tract or parcel of land, described in a deed dated October 23, 1991 and recorded among the Land Records of Baltimore County in Liber S.M. No. 10506, folio 724, etc., containing 0.366 acres of land, more or less.

Parcel Five

ALL THAT tract or parcel of land, situate, lying and being in the Fourth (4^{th}) Election District of Baltimore County, Maryland, more particularly described as follows:

BEGINNING for the same at an iron rod at the end of the North 31 degrees 27 minutes West 352 foot line as described in a Deed from Grace Gill Stansbury and husband to Charles C. Wolfe and wife, dated November 1, 1947, recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1626, folio 39, etc., running thence binding on that Deed the two following lines as now surveyed, North 60 degrees 54 minutes 30 seconds East 141.62 feet to a pipe and to intersect the North 31 degrees 50 minutes West 387.4 foot line in a Deed from Robert G. Howard and wife to Elsie E. Demme, dated July 28, 1945, recorded in Liber R.J.S. No. 1400, folio 511, etc., thence binding on that Deed reversely, South 29 degrees 18 minutes East 25.00 feet to a pipe, thence by a line of division, South 60 degrees 54 minutes 30 seconds West 141.89 feet to a pipe and to intersect the first above mentioned Deed line, thence binding on that Deed, North 28 degrees 40 minutes West 25.00 feet to the place of beginning, containing eighty-one thousandths of an acre (0.081) of land, more or less.

BEING all that tract or parcel of land described in a Deed from Charles C. Wolfe and Eva B. Wolfe, his wife, unto Robert G. Howard and Martha E. Howard, his wife, dated May 15, 1969, and recorded among the Land Records of Baltimore County in Liber No. 4990, folio 711, etc.

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SDAT requires	Dec (<u></u>	517 H		wer	ica Y	mua	- 	an p	nes.
submission of all	BYERLY	ININ				- <i></i>	ng Conveyed (2 人フルごろ	<u>) </u>	- ·-	······································
applicable information. A maximum of 40 $_{M}$			roperty Iden				70700	Wa	ter Meter	Account No.
characters will be 🛧	04-08-065603.	040806	5604,04	08065	505,0	+0806	7300			
indexed in accordance with the priority cited in	Residential or Partial Conveyan				ole or C	· -	ent	int: ($\Omega U U$	- A
Real Property Article	Turtum Conveyan	110		n puoisi		o i to i oug	7	<i>P</i> e. <u>E</u> (
Section 3-104(g)(3)(i).	If Partial Conveya			<u> </u>	:	T		<u> </u>	() B7	
7	LOWALD	Robel	tor(s) Name(s)		HOW		ALTA	r(s) Name(s	
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710111	Doc. 1 - Owner(s) of Record	l, if Different	from G	rantor(s)	Doc. 2	- Owner(s) of I	Record, i	f Different i	rom Grantor(s)
8 Transferred		oc. 1 - Grat	itee(s) Name	(g)	<u> </u>		Doc. 2	- Grante	g(s) Name(s	3)
To	HOWALD	CHARU	න K.			Mana	20 CHAR	les_	<u>C.</u>	
			N	iew Own	er's (Gran	tee) Mail	ing Address			
	334 LEE	S MIC	L ROA		HAM		—, ** _———————	2	1074	
9 Other Names	Doc. 1 - Addi				ional)	Doc	. 2 - Additional	Names	to be Index	ed (Optional)
to Be Indexed										·
10 Contact/Mail	A.\	Instrume	nt Submittee	l By or C	Contact Per	rson		X	Return to C	ontact Person
Information	Name Web A		17+ B		-	WHD	. <u>.</u>	┤	Hold for Pic	·kue
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	Assessment Information		-7-		-	+	rty? If yes, iden	_		
	intormation		~	<u> </u>						
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	기기네 /[기타] Canar)	-SDAT				1	Date 9/7	<u></u>		
1.5	Golden	Office of Finan grod - Preparer (C. 200 (8/95)	•						<u> </u>	•
TATion	- AUC-C	C-300 (6/95)		Boo	k 16	785	Page 6	86,	و القام القا	Mary 1 de

The addendum form should be used when one transaction involves more than two instruments. Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.

5 (Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
رــــ (Continued)	Recording Charge	\$20 -	s 75-	s 75-	S
	Surcharge	\$ 5-	\$ 5-	s = 5-	<u> </u>
Fees	State Recordation Tax	s3630-	\$	s —	\$
	State Transfer Tax	\$3628.95	\$	\$	\$
	County Transfer Tax	\$ 10886.85	\$	5 —	· \$
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	Other	\$	\$	\$	\$
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 (Continued)	HOWARD LOBER	<u> [6.</u>	LIPPY	BROTHERS IN	
Transferred	HOWARD MIAKTWA	TO DEC			
From 🎻	MARCE CHARCE	SK, H-1-P	. Parket in the second	State Day of Children	s) Name(s)
From y	·			Doc. o - Grantort	s) Marine(s) A LET ANALYZE
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(04) 04-08 065602 04 05 04-08 067300

> Distribution: White - Clerk's Office Canary - SDAT Pink - Office of Finance Goldenrod - Preparer AOC-CC-301(6/85)

INTAKE SHEET EXHIBIT "A" LIPPY BROTHERS PURCHASE HOWARD

Parcel One:

Account 04-08-065602 Map 31 Block 5 Parcel 223 Deed 1400/513 81.471 Acres 5145 Byerly Road

Parcel Two:

Account 04-08-065605

Map 25 Block 22 Parcel 213 Deed 4981/408

28.579 Ac (Rr ES Hanover Rd, 900 N Old Hanover Rd)

Parcel Three:

Account 04-08-065604

Map 31 Block 04 Parcel 194 Deed 1559/390

1.05 Acres, NS Byerly Road, 650 NE Old Hanover Rd

Parcel Four:

Account 04-08-065603

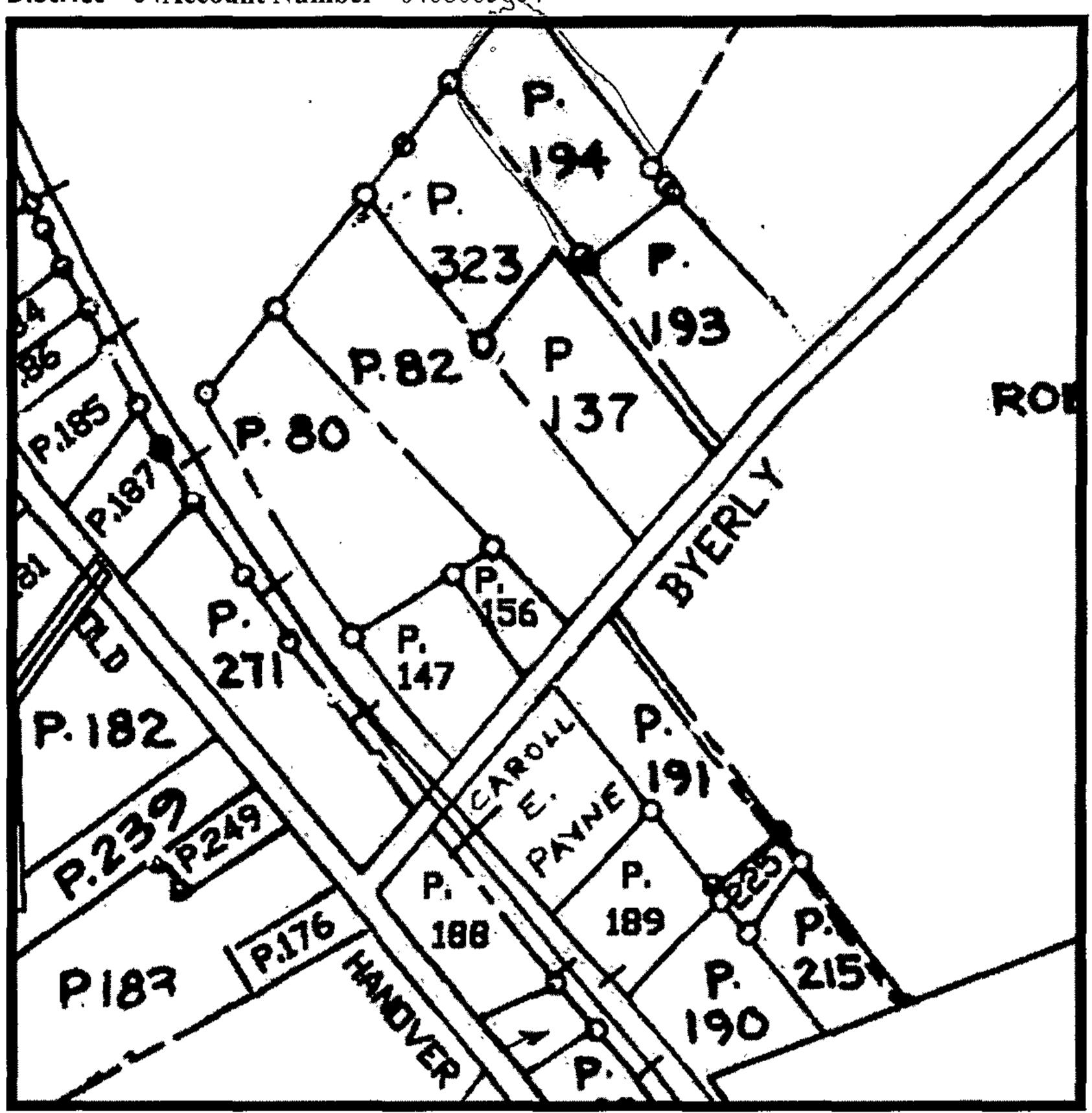
Map 31 Block 04 Parcel 258

CORRECT Deed Reference is 1290/025 (1366/452 that is listed on Tax Cert is a RELEASE 9.784 Acres, ES Old Hanover Rd ES WMRR

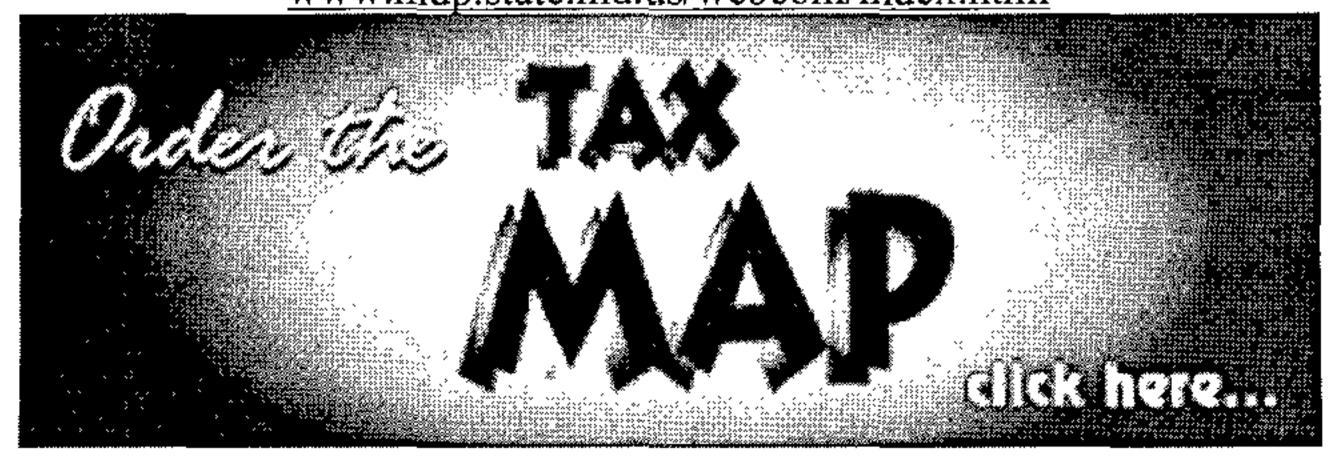
Parcel Five:

Account 04-08-067300 Map 31 Block 04 Parcel 194 Deed 4990/711 0.081 Ac, Rr NS Byerly Rd, 825 NE Old Hanover Rd

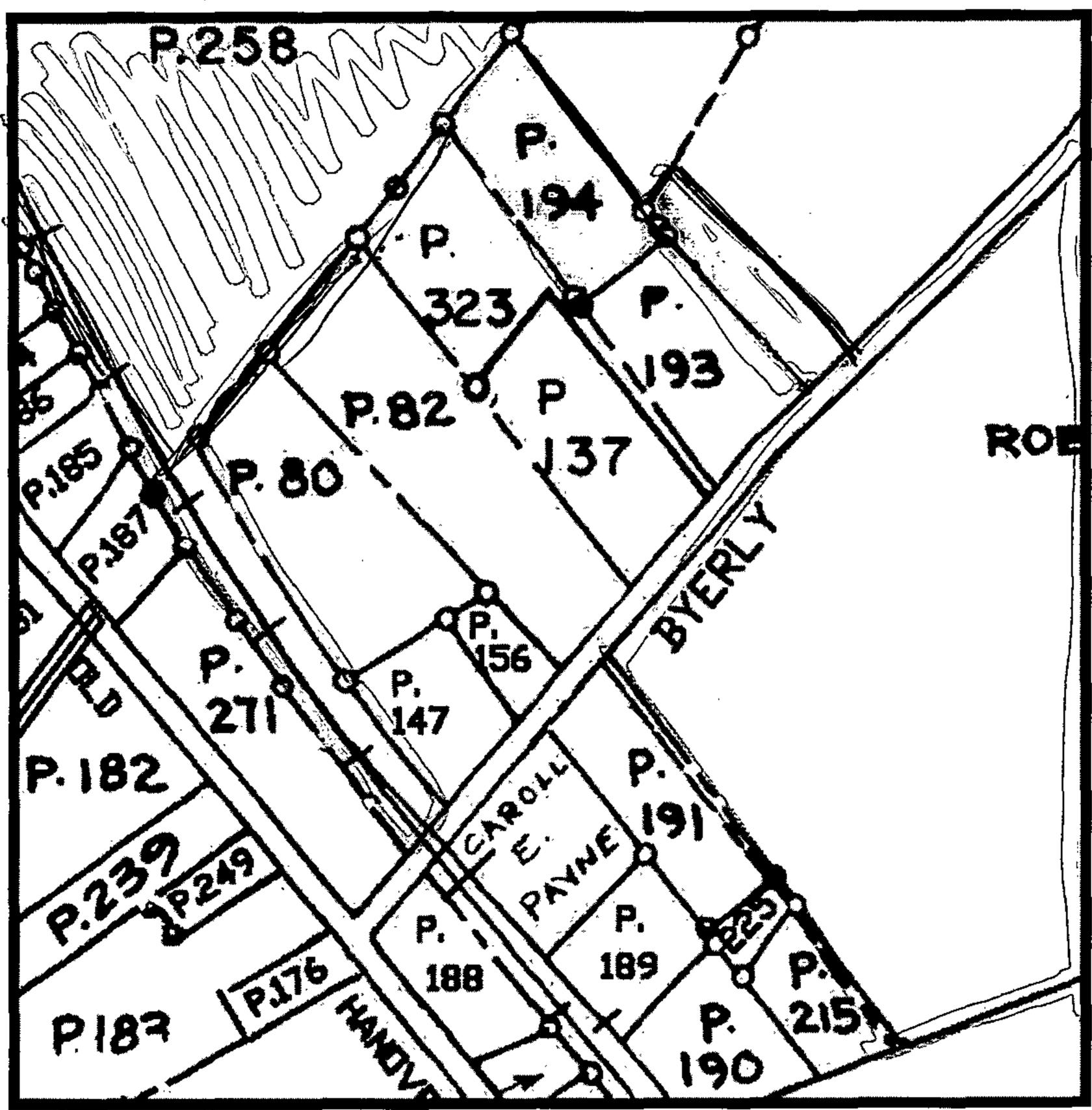
District - 04Account Number - 0408065604



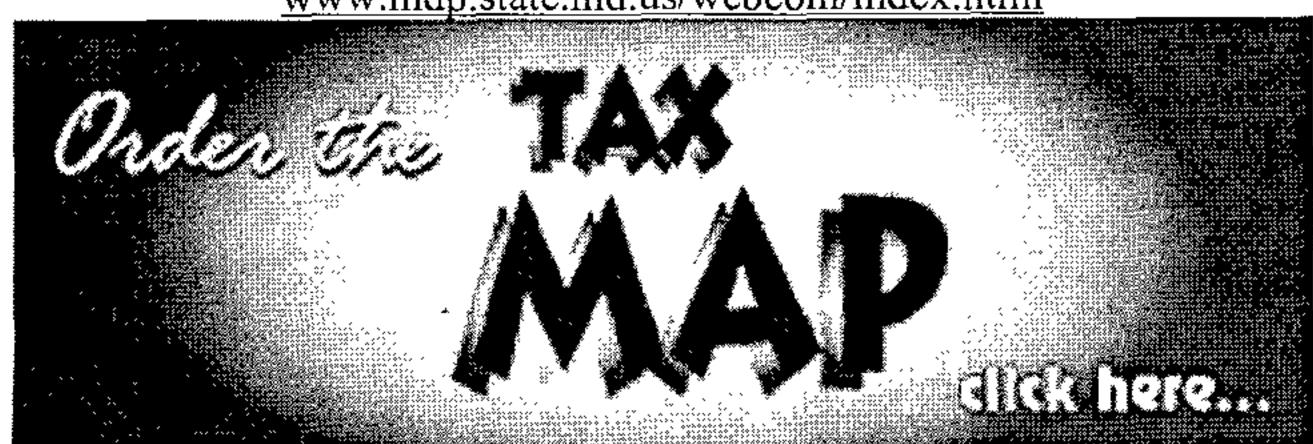
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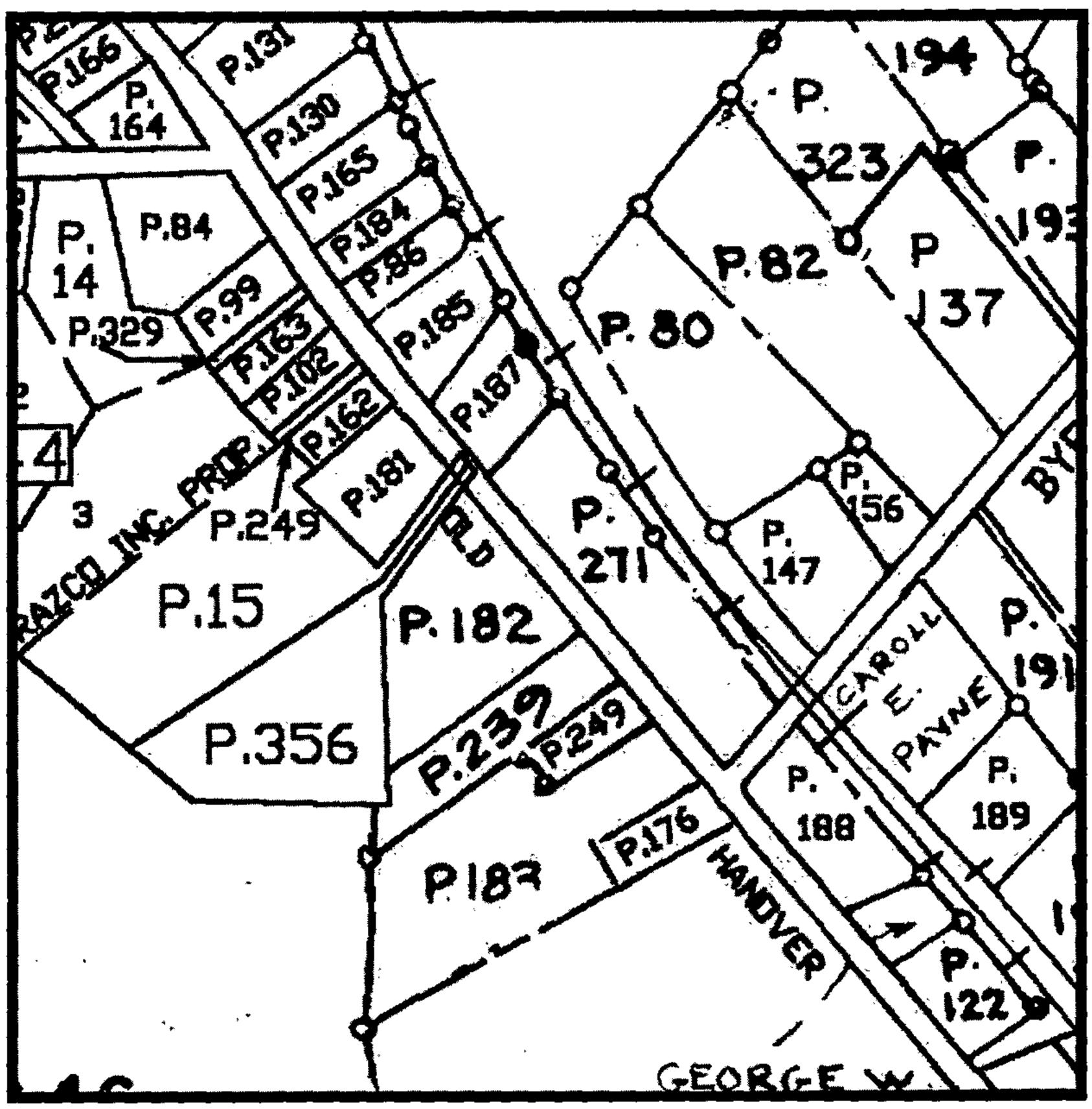
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Property maps provided courtesy of the Maryland Department of Planning ©2004. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

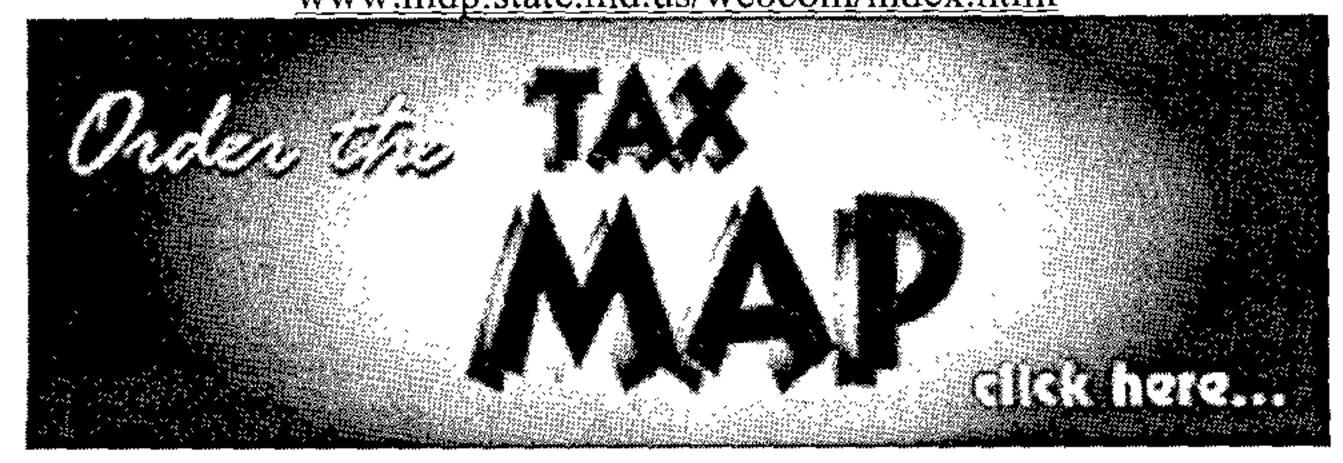


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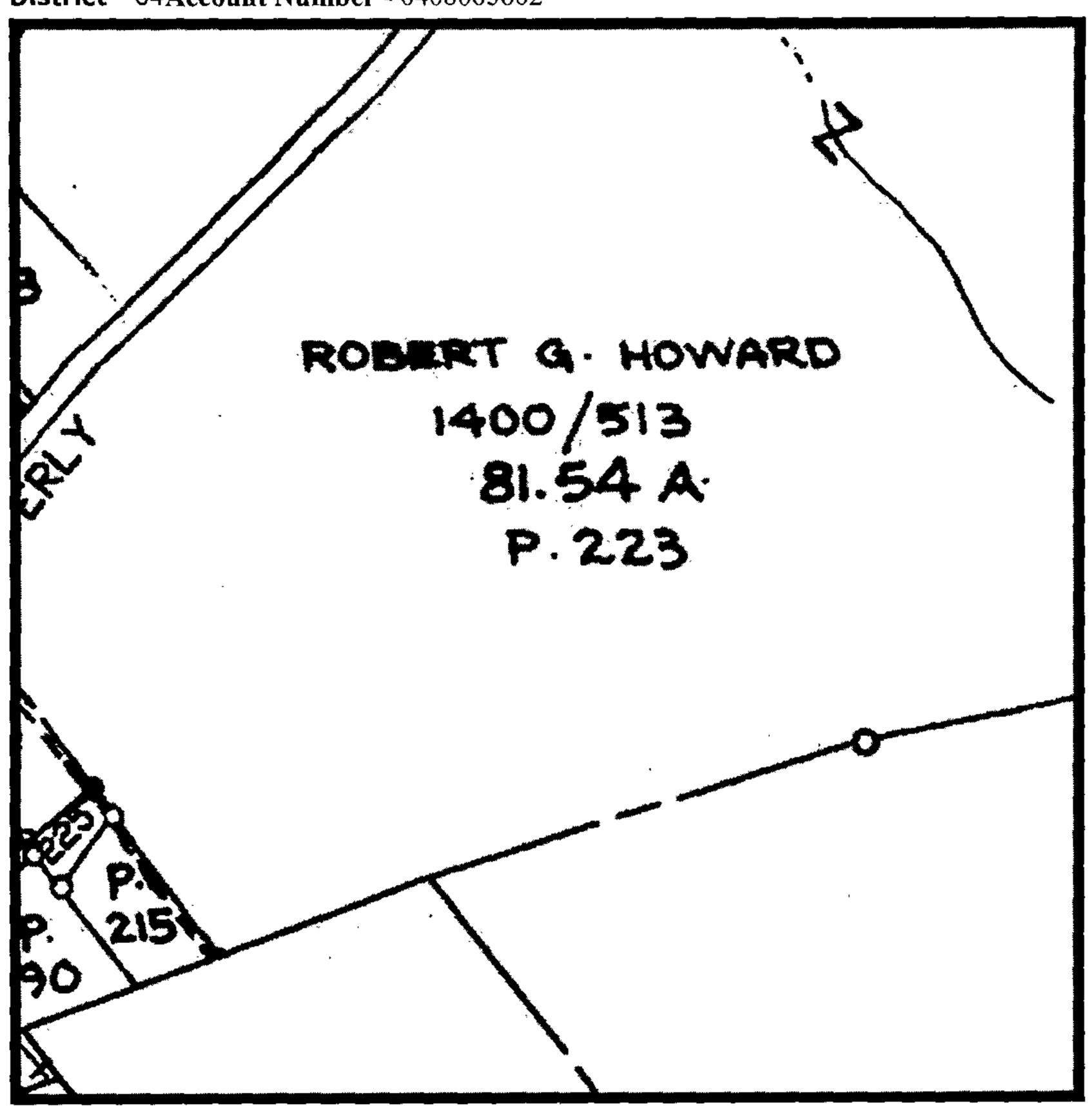


Property maps provided courtesy of the Maryland Department of Planning ©2004.

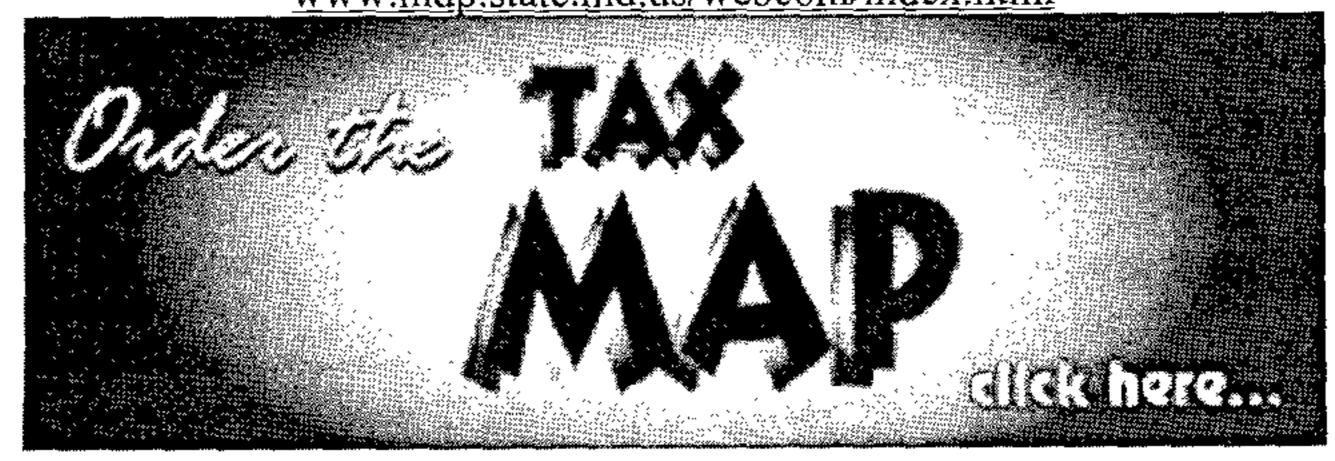
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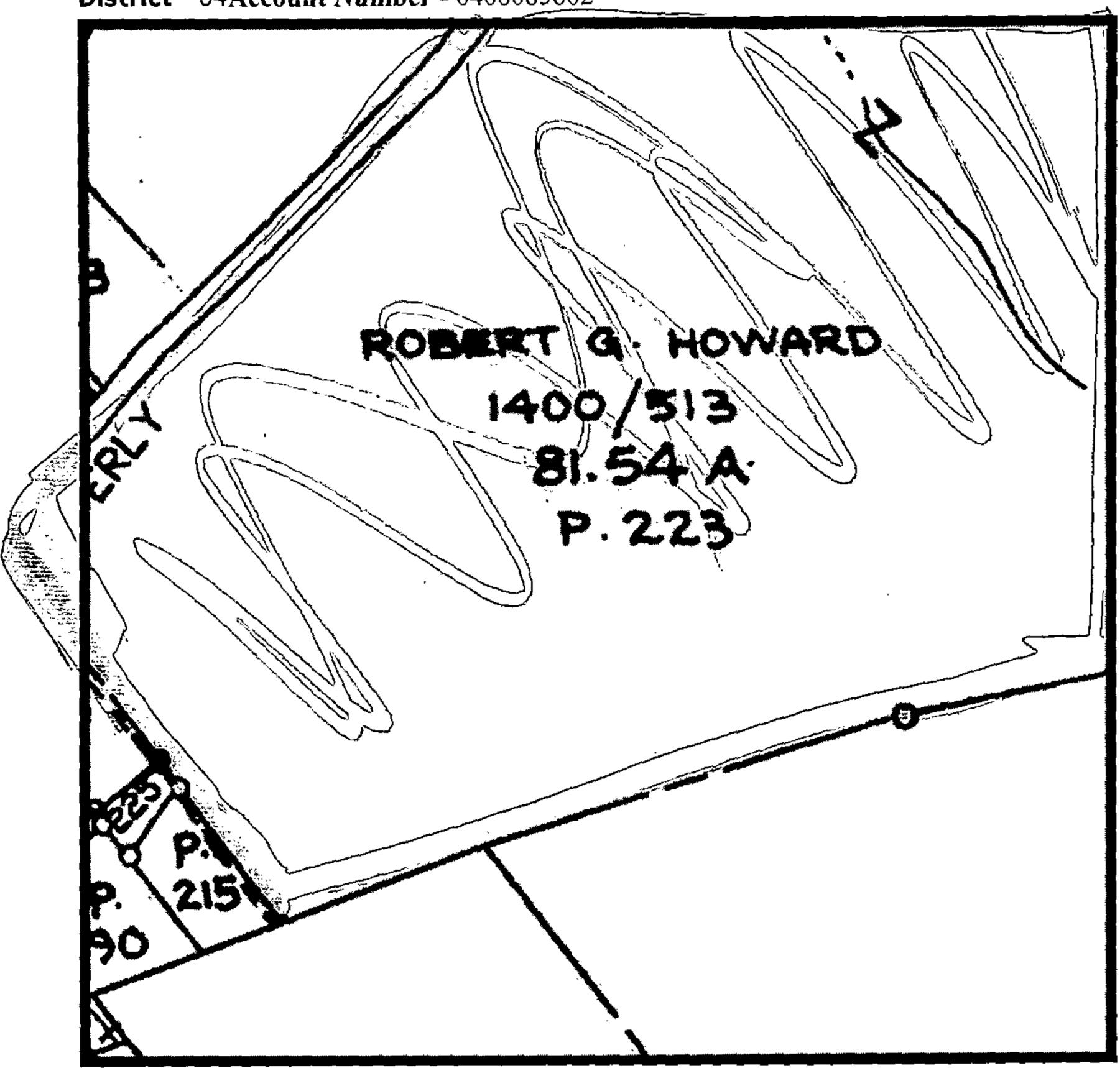
District - 04Account Number - 0408065602



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