

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") made this 21<sup>st</sup> day of December, 1999, by and between STANLEY DORMAN ("Grantor") having an address of 1449 Corbett Road, Monkton, Maryland 21111, and THE MANOR CONSERVANCY, INC., having an address of P.O. Box 408, Monkton, Maryland 21111 ("Grantee").

## WITNESSETH

WHEREAS, THE MANOR CONSERVANCY, INC. is a qualified organization as defined under Section 170 of the Internal Revenue Code and the regulations issued thereunder to receive qualified conservation contributions;

WHEREAS Grantor owns in fee simple 55 acres more or less of certain real property ("Farm") situate, lying and being in the Eighth Election District of Baltimore County, Maryland, which was conveyed to the Grantor and Linda Dorman by Herbert L. Hosford, Jr., et us by deed dated September 22, 1977 and recorded among the land records of Baltimore County, Maryland in Liber 5805, folio 413; and thereafter Linda Dorman conveyed her interest to Grantor by deed dated July 23, 1986, and recorded among the land records of Baltimore County, Maryland in Liber 7229, folio 433.

WHEREAS Grantor is willing to grant a perpetual Conservation Easement over Parcel A of the Farm ("Property") as more particularly described in Exhibit A attached hereto, thereby restricting and limiting the use of the land and contiguous water areas of the Property, on the terms and conditions and for the purposes hereinafter set forth, and Grantee is willing to accept such Conservation Easement;

WHEREAS Grantor and Grantee recognize the open-space conservation value of the Property in its present state, as a natural and rural area that has not been subject to development, and have identified significant conservation features in Exhibit B attached hereto;

WHEREAS Grantor and Grantee have a common purpose in conserving the dominant scenic, cultural, rural, agricultural, woodland and wetland character of the Property, and, except as hereinafter provided, preventing the use or development of the Property for any purpose or in any manner that would conflict with the maintenance of the Property in its open-space condition;

WHEREAS Grantee is authorized by the laws of Maryland to accept, hold and administer conservation easements, and possess the authority to accept and are willing to accept this Conservation Easement under the terms and conditions hereinafter described, and are "qualified organizations," within the meaning of Section 170(h)(3) of the Internal Revenue Code;

NOW, THEREFORE, as an absolute gift of no monetary consideration (\$0.00) but in consideration of the mutual covenants, terms, conditions and restrictions hereinafter set forth, Grantor unconditionally and irrevocably hereby grants and conveys unto Grantee, its successors and assigns, forever and in perpetuity a Conservation Easement of the nature and character and to the extent hereinafter set forth, with respect to the Property.

The purpose of this Conservation Easement is to preserve and protect the environment of the Property and to maintain permanently the open-space values of the Property and the dominant scenic, historic, cultural, rural, agricultural, woodland and wetland character of the Property.

To achieve these objectives, the following conditions and restrictions are set forth:

#### ARTICLE I. DURATION OF EASEMENT

This Conservation Easement shall be perpetual. It is an easement in gross and as such is inheritable and assignable in accordance with Article VI and runs with the land as an incorporeal interest in the Property, enforceable with respect to the Property by Grantee against Grantor and his personal representatives, heirs, successors and assigns.

#### ARTICLE II. PROHIBITED AND RESTRICTED ACTIVITIES

A. Industrial or commercial activities other than farming, silviculture and horticulture, including horse training, boarding and breeding facilities ("Permitted Uses"), are prohibited on the Property, except for (1) such activities as can be conducted in existing structures without alteration of the external appearance thereof, and (2) the sale to the public of agriculture or forestry products produced or maintained on the Property. Notwithstanding the first sentence, commercial recreation, other than a de minimis amount, is prohibited.

B. Display of billboards, signs or advertisements is prohibited on or over the Property, except (1) to state solely the name and/or address of the Property and/or the owners; (2) to advertise the sale or lease of the Property; (3) to advertise the Permitted Uses of the Property; (4) to advertise the sale of goods or services produced by Permitted Uses of the Property; or (5) to commemorate the history of

the Property, its recognition under state or federal historical registers, or its protection under this easement or state and local environmental or game laws; provided that no sign or billboard on the Property shall exceed four feet by four feet. Multiple signs shall be limited to a reasonable number, shall not damage living trees, and shall be placed in accordance with applicable local regulations.

C. Dumping of soil, trash, ashes, garbage, waste, abandoned vehicles, appliances, machinery or other materials on the Property is prohibited, except that soil, rock, other earth materials, vegetative matter or compost may be placed (1) as may be reasonably necessary for Permitted Uses on the Property or (2) as may be reasonably necessary for the construction and/or maintenance of structures permitted under this Conservation Easement and means of access.

D. Excavation, dredging, mining and removal of loam, gravel, soil, rock, sand, coal, petroleum and other materials are prohibited, except (1) for the purpose of combating erosion or flooding, (2) for Permitted Uses on the Property, or (3) for the construction and/or maintenance of permitted structures, homesites, means of access and wildlife habitat.

E. Diking, draining, filling or removal of wetlands is prohibited.

F. Management and harvesting of all forests on the Property shall be in accordance with the Guide to Forest Harvest Operations and Best Management Practices or comparable provisions of any guidelines or regulations which may replace the Guide in the future or as they may be amended from time to time.

G. No building, facility, or other structure shall be constructed on the Property after the date of this Conservation Easement, except:

- (1) To construct residential structures as permitted hereunder;
- (2) To construct accessory non-residential structures designed, constructed and utilized for the purpose of serving the existing or permitted residences (for example, garage, well house, swimming pool, and pier);
- (3) To construct accessory structures designed, constructed and utilized in connection with the Permitted Uses of the Property;
- (4) To replace all existing structures and other structures permitted under this Conservation Easement with structures of similar purpose;
- (5) To improve, repair, restore, alter, expand, remodel, and maintain all existing structures and other structures permitted under this Conservation Easement in this Article;

(6) To construct and maintain reasonable means of access for all Permitted Uses and structures.

Grantor shall notify Grantee at least sixty (60) days in advance of any work whether for construction or preparatory to construction regarding the location of any replacement residential structure if different from the location of the replaced structure, the conversion of any previously non-residential structure to a residential structure, and the location of a new means of access to a residential structure, and any such change shall be subject to the prior written approval of Grantee, which approval shall not be unreasonably withheld, based upon the purposes of this Conservation Easement.

H. The total number of residential structure (including for example, but not limited to, principal residences, guest houses, tenant houses, farm manager houses, condominiums, apartments, mobile homes and seasonal cabins) on the Property shall never exceed four (4), specifically three principal residences and one tenant house. The tenant house, or any replacement of it, shall not exceed a maximum size of 3,000 square feet of useable living space.

I. Division of either Parcel into more than three parcels of land, for any purpose, is prohibited. The Grantor expressly reserves the right to subdivide the Property into three separate parcels with the right to convey each parcel separately. Each parcel may be improved by one of the reserved principal residences and one of the subdivided parcels shall, in the subdivision process be designated as the location of the tenant house. The Grantor may determine the subdivision lines in his sole discretion except that two lots shall be located on the easternmost portion of the Property and shall not exceed three (3) acres in size. However, the Grantee may approve the division of the property for reasons which the Grantee determines, in its sole discretion, is sufficiently extraordinary to justify an exception to the prohibition.

J. Grantor shall establish and maintain a vegetative buffer strip along the Gunpowder Falls. The minimum width of the buffer strip along the tributary to Gunpowder Falls shall be one hundred (100) feet (or larger as required by applicable law) except as may be reasonably necessary for (1) erosion control; (2) forest or wildlife management; (3) recreational water uses and associated structures; (4) hunting, fishing, or trapping; or (5) access to the water. Manure and compost shall not be stored within one hundred (100) feet of streams. Pesticides, insecticides, herbicides or fertilizers shall not be used or deposited within one hundred (100) feet of the stream.

K. Grantor hereby grants to Grantee all development rights (except as specifically reserved herein) that are now or hereafter allocated to, implied, reserved or inherent in the Property, and the parties agree that such rights are terminated and

extinguished, and may not be used or transferred to any portion of the Property as it now or hereafter may be bounded or described, or to any other property adjacent or otherwise, nor used for the purpose of calculating permissible lot yield of the Property or any other property.

L. All rights reserved by Grantor or activities not prohibited by this Conservation Easement shall be exercised so as to prevent or to minimize damage to water quality, air quality, land/soil stability and productivity, wildlife, scenic and cultural values, and the natural topographic and open-space character of the Property.

M. Except to the extent that prior written approval of Grantee is required by any paragraph of this Article, all rights reserved by Grantor or not prohibited by this Conservation Easement are considered to be consistent with the conservation purposes of this Conservation Easement and require no prior notification or approval, except that, if Grantor believes or reasonably should believe that the exercise of a reserved right may have a significant adverse effect on the conservation interests associated with the Property, Grantor shall notify Grantee in writing before exercising such right.

### ARTICLE III. ENFORCEMENT AND REMEDIES

A. Upon any breach of the terms of this Conservation Easement by Grantor, Grantee may, after reasonable notice to Grantor, exercise any or all of the following remedies:

(1) institute suits to enjoin any breach or enforce any covenant by ex parte temporary, and/or permanent injunction either prohibitive or mandatory; and

(2) require that the Property be restored promptly to the condition required by this Conservation Easement.

Grantee's remedies shall be cumulative and shall be in addition to any other rights and remedies available to Grantee at law or equity. If Grantor is found to have breached any of Grantor's obligations under this Conservation Easement, Grantor shall reimburse Grantee for any costs or expenses incurred by Grantee, including court costs and reasonable attorney's fees.

B. No failure on the part of Grantee to enforce any covenant or provision hereof shall discharge or invalidate such covenant or any other covenant, condition, or provision hereof or affect the right of Grantee to enforce the same in the event of a subsequent breach or default.

C. Grantee, its employees and agents and its successors and assigns, have the right, with reasonable notice, to enter the Property at reasonable times for the

purpose of inspecting the Property to determine whether the Grantor, his personal representatives, heirs, successors or assigns are complying with the terms, conditions and restrictions of this Conservation Easement. This right of inspection does not include access to the interior of buildings and structures.

#### ARTICLE IV. PUBLIC ACCESS

The granting of this Conservation Easement does not convey to the public the right to enter the Property for any purpose whatsoever.

#### ARTICLE V. EXHIBITS

The following exhibits are hereby made a part of this Conservation Easement:

- A. Exhibit A: Boundary Description and Property Reference is attached hereto and made a part hereof. Exhibit A consist of 1 page.
- B. Exhibit B: Summary of Conservation Values; is attached hereto and made a part hereof. Exhibit B consists of 1 page.
- C. Exhibit C: Inventory of Existing Structures is attached hereto and made a part hereof. Exhibit C consists of 1 page.
- D. Exhibit D: Color Slides of the Property With Description of Slides and Slide Index Numbers is kept on file at the principal office of Grantee and is fully and completely incorporated into this Conservation Easement as though attached hereto and made a part hereof. Exhibit D consists of \_\_\_ color slides and \_\_\_ pages.
- E. Exhibit E: Annotated Aerial Photograph of the Property is kept on file at the principal office of Grantee and is fully and completely incorporated into this Conservation Easement as though attached hereto and made a part hereof. Exhibit E consists of \_\_\_ page.

These exhibits reflect the existing uses, conservation values and structures on the Property as of the date of this Conservation Easement.

#### ARTICLE VI. MISCELLANEOUS

A. Grantee may assign, upon prior written notice to Grantor, its rights under this Conservation Easement to any "qualified organization" within the meaning of Section 170(h)(3) of the Internal Revenue Code or the comparable provision in any subsequent revision of the Code and only with assurances that the purposes of this Conservation Easement will be maintained; and, if any such assignee shall be dissolved or shall abandon this Conservation Easement or the rights and duties of enforcement herein set forth, or if the proceedings are instituted for condemnation of this Conservation Easement, the easement and rights of enforcement shall revert to Grantee; and if Grantee shall be dissolved and if the terms of the dissolution fail to provide a successor, then Grantor, his personal representatives, heirs, successors or assigns, shall institute in a court of competent jurisdiction a proceeding to appoint an appropriate successor as Grantee. Any such successor shall be a "qualified organization" within the meaning of Section 170(h)(3) of the Internal Revenue Code or the comparable provision in any subsequent revision of the Code. No assignment may be made by Grantee of its rights under this Conservation Easement unless Grantee, as a condition of such assignment, require the assignee to carry out the conservation purposes of this Conservation Easement.

B. Grantor agrees for himself, his personal representatives, heirs, successors and assigns, to notify Grantee in writing of the names and addresses of any party to whom the Property, or any part thereof, is to be transferred at or prior to the time said transfer is consummated.

C. Grantee agree to hold this Conservation Easement exclusively for conservation purposes, as defined in Section 170(h)(4)(A) of the Internal Revenue Code.

D. The donation of this Conservation Easement gives rise to a property right, immediately vested in Grantee, with a fair market value equal to the proportionate value that the Conservation Easement bears to the value of the Property as a whole.

E. This Conservation Easement shall be construed to promote the purposes of Section 2-118 of the Real Property Article of the Annotated Code of Maryland, and the conservation purposes of this Conservation Easement, including such purposes as are defined in Section 170(h)(4)(A) of the Internal Revenue Code.

F. The provisions of this Conservation Easement do not replace, abrogate or otherwise set aside any local, state or federal laws, requirements or restrictions applicable to the Property.

G. This instrument sets forth the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to the Conservation Easement. If any provision is found to be invalid, the remainder of the provisions of this Conservation

Easement, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

H. Grantee shall record this instrument in timely fashion in the official records of Baltimore County, Maryland, and may re-record it at any time as may be required to preserve their rights under this Conservation Easement.

I.. Any notices by Grantor to Grantee pursuant to any provision hereof shall be sent by registered or certified mail, return receipt requested, addressed to The Manor Conservancy, Inc., P.O. Box 408, Monkton, Maryland 21111, or to such other addresses as Grantee may establish in writing on notification to Grantor.

J. In any case where the terms of this Conservation Easement require the consent of Grantee, such consent shall be requested by notice to Grantee. Such consent shall be deemed to have been given unless within sixty (60) days after receipt of notice Grantee mail notice to Grantor of disapproval and the reason therefore.

TO HAVE AND TO HOLD unto The Manor Conservancy, Inc., its successors and assigns, forever. The covenants agreed to and the terms, conditions, restrictions and purposes imposed as aforesaid shall be binding upon Grantor, his survivors, agents, personal representatives, heirs, assigns and all other successors to them in interest, and shall continue as a servitude running in perpetuity with the Property.

IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands and seals the day and year above written.

WITNESS:

Robert Stella

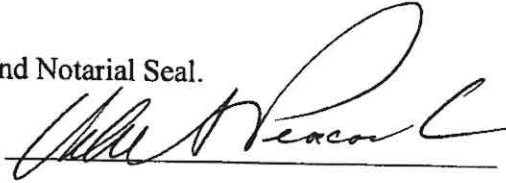
GRANTOR:

Stanley Dorman (SEAL)  
Stanley Dorman

STATE OF MARYLAND, \_\_\_\_\_ of \_\_\_\_\_, TO WIT:

I HEREBY CERTIFY, that on this 24 day of December, 1999, before me the subscriber, a Notary Public of the State aforesaid, personally appeared Stanley Dorman, known to me (or satisfactorily proven) to be the Grantor of the foregoing Deed of Conservation Easement and acknowledged that he executed the same for the purposes therein contained and in my presence signed and sealed the same.

WITNESS my hand and Notarial Seal.



Notary Public

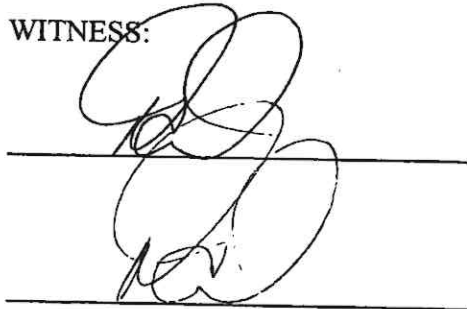
My Commission Expires: My Commission Expires 8/1/2001

*NANCY B. BELL* *AB*

Thomas W. Hodgins and ~~Mark A. Wagner~~, Trustees, and Mercantile Safe Deposit and Trust Company, a corporation organized and existing under the law of the State of Maryland, who are respectively, the trustee and the beneficiary under two deeds of trust dated respectively February 11, 1992 and May 1, 1995, given by Stanley Dorman and recorded among the Land Records of Baltimore County, Maryland, in Liber 9060, folio 11 and Liber 9845, folio 46, hereby join in the execution of this Conservation Easement for the express purpose of subjecting all of their respective right, title and interest under such deeds of trust and in and to the Property to the operation and effect of such Conservation Easement.

IN WITNESS WHEREOF, each of the said trustees and beneficiary has executed and ensealed this Subordination or caused it to be executed and ensealed on its behalf by its duly authorized representatives, this 21<sup>st</sup> day of December, 1999.

WITNESS:



Thomas W. Hodgins (SEAL)  
Trustee

Nancy B. Bell (SEAL)  
Trustee

*Vicki S. Pearson*

ATTEST:

Mercantile Safe Deposit and Trust Company, a corporation organized and existing under the law of the State of Maryland,

Nancy B. Bell

By: Thomas W. Hodgins (SEAL)  
Name THOMAS W. HODGINS  
Title VICE PRESIDENT

STATE OF MARYLAND: COUNTY OF Baltimore : TO WIT:

I HEREBY CERTIFY that on this 21<sup>st</sup> day of December, 1999, before me, a Notary Public for the state and county aforesaid, personally appeared Thomas W. Hodgins and <sup>NANCY B. BELL</sup> ~~Mark A. Wagner~~, Trustees; known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that they have executed it as trustees for the purposes therein set forth, and that it is their act and deed.

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

Dorothy L. Wright  
Notary Public

My commission expires on 9-23-00.

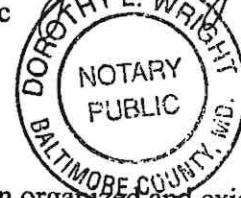


STATE OF MARYLAND: COUNTY OF Baltimore : TO WIT:

I HEREBY CERTIFY that on this 21st day of December, 1999, before me, a Notary Public for the state and county aforesaid, personally appeared THOMAS W. HODGINS, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he is the VICE PRESIDENT of Mercantile Safe Deposit and Trust Company, a corporation organized and existing under the law of Maryland, that he has been duly authorized to execute, and has executed such instrument on its behalf for the purposes herein set forth, and that the same is its act and deed.

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

Dorothy L. Wright  
Notary Public



My commission expires on 9-23-00.

Mercantile Safe Deposit and Trust Company, a corporation organized and existing under the law of the State of Maryland, which is the Mortgagee under a Mortgage, dated February 7, 1992,, given by Stanley Dorman, and recorded among the Land Records of Baltimore County, Maryland in Liber 9060, folio 28, hereby joins in the execution of this Conservation Easement for the express purpose of subordinating its respective right, title and interest under such Mortgage and in and to the Property to the operation and effect of this Conservation Easement.

IN WITNESS WHEREOF, the Mortgagee has executed and ensealed this Subordination Agreement or caused it to be executed and ensealed on its behalf by its duly authorized representative this 21st day of December, 1999.

WITNESS:

[Signature]

Mercantile Safe Deposit and Trust Co.

Thomas W. Hodgins (SEAL)  
Name THOMAS W. HODGINS  
Title VICE PRESIDENT

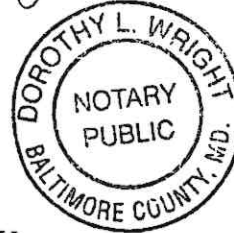
STATE OF MARYLAND: COUNTY OF Baltimore TO WIT:

I HEREBY CERTIFY that on this 21<sup>st</sup> day of December, 1999, before me, a Notary Public for the state and county aforesaid, personally appeared THOMAS W. HODGINS, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he is the VICE PRESIDENT of Mercantile Safe Deposit and Trust Company, a corporation organized and existing under the law of Maryland, that he has been duly authorized to execute, and executed, such instrument on its behalf for the purposes therein set forth, and that the same is its act and deed.

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

Dorothy L. Wright  
Notary Public

My commission expires: 9-23-00



ACCEPTED BY

THE MANOR CONSERVANCY, INC.,  
as Grantee

James W. Constable, Jr.  
James W. Constable, Jr., Trustee

I hereby certify this deed was prepared and reviewed for legal form and sufficiency by Douglas G. Worrall, an attorney admitted to practice by the Court of Appeals of Maryland.

[Signature]

**DEED OF CONSERVATION EASEMENT**  
**STANLEY DORMAN**  
**BOUNDARY DESCRIPTION AND PROPERTY REFERENCE**  
**EXHIBIT A**

Beginning for the same at a point in the center line of Corbett Road at the beginning of the 21<sup>st</sup> or North 54 degrees 36 minutes West 28.68 foot line of the land which by deed dated June 23<sup>rd</sup>, 1975 and recorded among the Land Records of Baltimore County in Liber EHK. Jr. No. 5541, folio 170 was conveyed by Peter S. Thompson, Jr. to Herbert L. Hosford, Jr. and wife running thence and binding on the center line of Corbett Road and on the 21<sup>st</sup> and part of the 22<sup>nd</sup> lines in the aforesaid deed the two following courses and distances: (1) North 54 degrees 36 minutes West 28.68 feet and (2) North 55 degrees 49 minutes 00 seconds West 56.15 feet thence leaving the center line of Corbett Road and the 22<sup>nd</sup> line in said deed and running for lines of division and on the outlines of the Plat of "Cloverland Farms", recorded among the Plat Records of Baltimore County at Plat Book 42 Folio 54, the seven following courses and distances: (1) South 34 degrees 11 minutes 00 seconds West 30.00 feet; (2) South 8 degrees 02 minutes 13 seconds East 394.00 feet; (3) South 3 degrees 27 minutes 59 seconds East 567.58 feet; (4) South 56 degrees 43 minutes 47 seconds West 278.00 feet; (5) North 60 degrees 48 minutes 14 seconds West 642.47 feet; (6) North 9 degrees 58 minutes 28 seconds West 229.49 feet; and (7) South 57 degrees 39 minutes 14 seconds West 1229.13 feet to the beginning of the 7<sup>th</sup> line of the aforesaid deed running thence and binding on the 7<sup>th</sup> and 8<sup>th</sup> lines inclusive the two following courses and distances: (1) South 47 degrees 49 minutes West 805.20 feet; (2) South 54 degrees 23 minutes East 924.00 feet to a point on the west side of Gunpowder Falls thence binding on the north side of the Gunpowder Falls thence Northwesterly by a curve to the right with a radius of 500 feet for a distance of 735.40 feet more or less to a point, thence Northeasterly by a curve to the right with a radius of 800 feet for a distance of 1,102.00 feet more or less, thence still following the north side of the Gunpowder Falls, thence South 58 degrees 15 minutes 00 seconds East 360 feet more or less, thence along the Northwest right-of-way line of the Northern Central Railroad Company, North 74 degrees 03 minutes 00 seconds East 610.18 feet, thence leaving said Railroad and running on the 17<sup>th</sup> to the 20<sup>th</sup> lines inclusive of the aforesaid deed the four following courses and distances: (1) North 01 degree 18 minutes East 519.62 feet; (2) North 4 degrees 45 minutes East 269.35 feet; (3) North 3 degrees 25 minutes West 183.10 feet and (4) North 4 degrees 09 minutes West 612.80 feet to the place of beginning. Containing 38.51 acres more or less.

This description prepared for purposes of easement only and from deeds and has not been prepared from benefit of field survey. Being a portion of that same property described in a deed dated July 23, 1986 and recorded among the land records of Baltimore County, Maryland in Liber 7229; folio 433.

0014233 371

**DEED OF CONSERVATION EASEMENT  
STANLEY DORMAN  
SUMMARY OF CONSERVATION VALUES  
EXHIBIT B**

The conservation purposes furthered by the gift are the protection of the significant scenic, open space, and natural habitat values of the property and to assure that the property will remain forever predominantly in its undeveloped, scenic, agricultural, forested, and open space condition. This preservation of open space is for the scenic enjoyment of the general public and pursuant to clearly delineated state and local government conservation policies.

0014233 372

**DEED OF CONSERVATION EASEMENT  
STANLEY DORMAN  
EXHIBIT C  
INVENTORY OF EXISTING STRUCTURES**

1. Residence
2. Springhouse
3. Barn
4. Equipment Shed

State of Maryland Land Instrument Intake Sheet
Baltimore City County: Baltimore

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

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

(Check Box if Addendum Intake Form Attached.)

1 Type(s) of Instruments: Deed, Mortgage, Lease, Other
2 Conveyance Type Check Box: Improved Sale, Unimproved Sale, Multiple Accounts, Not an Arms-Length Sale
3 Tax Exemptions (if Applicable): Recordation, State Transfer, County Transfer

THE FD SURE \$ 2.00
RECORDING FEE 20.00
TOTAL 22.00
Reg # BMB3 Rcpt # 82329
Site TD Bk # 2583
Dec 29, 1999 09:21 am

4 Consideration and Tax Calculations: Purchase Price/Consideration \$ -0-, Finance Office Use Only: Transfer Tax Consideration \$, Less Exemption Amount \$, Total Transfer Tax \$, Recordation Tax Consideration \$, TOTAL DUE \$
5 Fees: Recording Charge \$, Surcharge \$, State Recordation Tax \$, State Transfer Tax \$, County Transfer Tax \$, Other \$

6 Description of Property: District Eighth, Property Tax ID No. 1700013325, Grantor Liber/Folio 7029/433, Map 28, Parcel No. 62, Var. LOG
Location/Address of Property Being Conveyed (2): 1449 Corbett Rd., Monkton, Md. 21111
Other Property Identifiers (if applicable):
Residential [ ] or Non-Residential [ ] Fee Simple [ ] or Ground Rent [ ] Amount:
Partial Conveyance? [X] Yes [ ] No Description/Amt. of SqFt/Acreage Transferred: easement

7 Transferred From: Doc. 1 - Grantor(s) Name(s) Stanley Dorman, Doc. 2 - Grantor(s) Name(s)

8 Transferred To: Doc. 1 - Grantee(s) Name(s) The Manor Homecare, Doc. 2 - Grantee(s) Name(s)
New Owner's (Grantee) Mailing Address:

9 Other Names to Be Indexed: Doc. 1 - Additional Names to be Indexed (Optional), Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information: Name: Douglas Wynnall, Firm: Wight Constable & Skeen, Address: 16th Fl. 100 N. Charles St Baltimore, Md. 21201 Phone: (410) 659-1310

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

Assessment Use Only - Do Not Write Below This Line
Terminal Verification [ ] Agricultural Verification [ ] Whole [ ] Part [ ] Tran. Process Verification [ ]
Transfer Number: 19 Date Received: 19
Land Buildings Total
Geo. Zoning Use Total
Map Grid Parcel Ex. St.
Sub Plat Section Ex. Cd.
Block Lot Occ. Cd.
REMARKS:

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 14233 p.0373 MSA\_CE\_62\_14088. Date available 3/8/2005. Printed 2/25/2026.

TRANSFER TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY MARYLAND
Per [Signature]
Authorized Signature
Date 12/29/99 Sec 33-139 CA

Space Reserved for County Validation

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance