

DECLARATION AND GRANT OF EASEMENT

THIS DECLARATION AND GRANT OF EASEMENT is made this 30th day of November, 2019, by and between **RACHEL B. WESTERLUND**, Grantor, and the **Green Spring Valley Hounds, Inc.**, Grantee, hereinafter referred to as the "Hounds".

WITNESSETH:

WHEREAS, Grantor is the owner of certain property located in Baltimore County, Maryland, consisting of approximately 23.37 acres, which is more particularly described and set out in a Deed made the 28th day of May, 2015 by and between Frances C. Smith and Crompton Smith, parties of the first part and Rachel B. Westerlund (Grantor), party of the second part, which Deed is recorded among the Land Records of Baltimore County in Book 36284, Page 31 (the "Property"). See also, the Maryland Department of Assessments and Taxation tax map attached hereto as Exhibit A showing the approximate boundaries of the Property; and

WHEREAS, Grantor desires to protect the traditional use of the Property as an integral portion of the fox hunting country of the Green Spring Valley Hounds, Inc., (the "Hounds").

NOW THEREFORE, Grantor hereby declares that the Property described above shall be subject to the following easements, covenants, and conditions, which are for the purpose of protecting the value and desirability of the Property and the availability of the Property for use by the Hounds, and which shall run with the real property and be binding on all parties, their heirs, successors and assigns having any right, title or interest in the described Property or any part thereof:

An easement on and over the Property for the benefit of the Green Spring Valley Hounds, Inc., (the Hounds), its foxhounds, members, subscribers, guests, employees, successors and assigns allowing ingress, egress and access over and through the Property for the purposes of "equestrian foxhunting" (conducted with horses and hounds) and equestrian trail maintenance; subject to the following conditions:

A) Such equestrian foxhunting shall be undertaken in the traditional manner with horses and hounds;

B) Equestrian trails and jumps on the Property may be built and maintained by the Hounds and shall be located so as not to unreasonably interfere with the Property owner's privacy or come within one hundred feet of any dwelling unit on the Property. (Note: the foxhounds may seek and follow the scent of the fox throughout the Property);

C) Property owners will be notified of the scheduled time and place of "meetings" of the Hounds by means of the regularly distributed "fixture card".

D) Property owners will, if requested, be notified, in advance, of trail or jump maintenance, only to be done during normal business hours.

Residential Title & Escrow Company
100 Painters Mill Road, Suite 200
Owings Mills, MD 21117
410-653-3400
File # 94339

LR - Easement
(No-Taxes) Recording
Fee 20.00
Name:
WESTERLUND/GREENSPRING
VALLEY HOUNDS
Ref:
LR - Easement
(No-Taxes) Surcharge 40.00
SubTotal: 60.00
Total: 5,640.00
06/24/2020 10:00 CC03-LL
#13791792 CC0301 -
Baltimore
County/CC03-01-06 -
Register 06

E) The Hounds and/or the Land Owners may relocate trails or jumps on the Property as reasonably necessary to utilize and comply with this easement.

F) Any dispute arising out of this easement shall be settled by arbitration with all costs to be reimbursed to the prevailing party.

G) The initial Grantor of this easement, Rachel B. Westerlund, shall have the non-transferrable, personal right, exclusive to her, for so long as she owns the Property, to terminate this easement by written notice to an officer or master of the Green Spring Valley Hounds, Inc.

Chadwick
Witness

Rachel B Westerlund

Rachel B. Westerlund

Attest:

Green Spring Valley Hounds, Inc.

Ron D. Longest

By *[Signature]*

STATE OF MARYLAND, County of Baltimore, TO WIT:

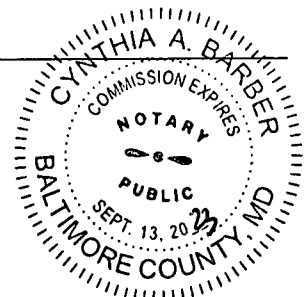
I HEREBY CERTIFY that on this 13 day of January, 2020, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared **Rachel B. Westerlund**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who acknowledged that he executed the same for the purpose therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

My Commission Expires:

Notary Public

[Signature]



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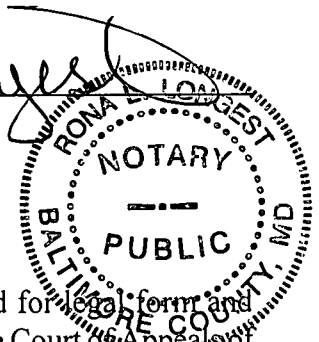
STATE OF MARYLAND, County of Baltimore, TO WIT:

I HEREBY CERTIFY that on this 29th day of January, 2020, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Edward A. Hall Jr., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who acknowledged that he executed the same for the purpose therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

My Commission Expires: 9/22/23

Rona S. Longest
Notary Public



I hereby certify that this deed of easement was prepared and reviewed for legal form and sufficiency by John W. Beckley an attorney admitted to practice before the Court of Appeals of Maryland.

[Signature]

Return to:

Residential Title & Escrow Company
100 Painters Mill Road, Suite 200
Owings Mills, MD 21117

410-653-3400

File # 94339

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

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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)

1

Type(s) of Instruments

☐ Check Box if addendum Intake Form is Attached.)

☐ Deed

☐ Deed of Trust

☐ Mortgage

☐ Lease

☐ Other

☒ Other *Deed & Grant of Easement*

2

Conveyance Type Checkbox

☐ Improved Sale Arms-Length [1]

☐ Unimproved Sale Arms-Length [2]

☐ Multiple Accounts Arms-Length [3]

☐ Not an Arms-Length Sale [9]

3

Tax Exemptions (if applicable)
Cite or Explain Authority

Recordation

State Transfer

County Transfer

4

Consideration and Tax Calculations

Consideration Amount

Finance Office Use Only
Transfer and Recordation Tax Consideration

5

Fees

Amount of Fees

Doc. 1

Doc. 2

Agent:

Tax Bill:

C.B. Credit

Ag. Tax/Other

6

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

District

Property Tax ID No. (1)

Grantor Liber/Folio

Map

Parcel No.

Var. LOG

Subdivision Name

Lot (3a)

Block(3b)

Sect/AR (3c)

Plat Ref.

SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2)

Other Property Identifiers (if applicable)

Water Meter Account No.

Residential ☒ or Non-Residential ☐

Fee Simple ☒ or Ground Rent ☐

Amount:

Partial Conveyance? ☐ Yes ☐ No

Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7

Transferred From

Doc. 1 - Grantor(s) Name(s)

Doc. 2 - Grantor(s) Names (s)

Doc. 1 - Owner(s) of Record, if Different from Grantor(s)

Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8

Transferred To

Doc. 1 - Grantee(s) Name(s)

Doc. 2 - Grantee(s) Name(s)

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

Instrument Submitted By or Contact Person

Return to Contact Person

Hold for Pickup

Return Address Provided

11

IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

Assessment Use Only - Do Not Write Below This Line

Terminal Verification

Agricultural Verification

Whole

Part

Tran. Process Verification

Transfer Number

Date Received:

Deed Reference:

Assigned Property No.:

Year

20

20

Geo.

Map

Sub

Block

Land

Zoning

Grid

Plat

Lot

Buildings

Use

Parcel

Section

Occ. Cd.

Total

Town Cd.

Ex. St.

Ex. Cd.

REMARKS:

TAX NOT REQUIRED

Director of Budget and Finance

BALTIMORE COUNTY, MARYLAND

COUNTY TRANSFER TAX

Per

RECORDATION TAX

Per

Date

Submit 4 copies

TP. ART 12-108