Carroll County Commissioners
RECORDATION TAX
AMT: -0-
DATE 2/6/2024
INITIALS: JS

After Recording, Return To:
Tannery, L.L.C.
1117 Greenspring Valley Road
Lutherville Timonium, MD 21093 MT

Lakeside Law Firm, LLC
File No. 23-2054-CS
Tax ID # 07-025491; 07-017480 and 07-017472
No consideration Deed of Reconfiguration
No Title Exam

THIS DEED, made this 26 day of January, 2024, by and between **Tannery, L.L.C.**, a Maryland limited liability company **Tannery 2 LLC, a forfeited limited liability company of the State of Maryland,** GRANTORS, and **Tannery, L.L.C.**, GRANTEE.

WHEREAS, Tannery L.L.C. is the owner of a parcel of land identified as Parcel 34 on Tax Map 39, consisting of 8.94 acres +/-, located at 1001 Old Manchester Road, identified as tax account number 07-025491 ("Parcel 34"); and

WHEREAS, Tannery 2 LLC is the owner of a parcel of land identified as Parcel 345 on Tax Map 39, consisting of 62.56 acres +/-, known as 334 N. Tannery Road, identified as tax account number 07-017472 ("Parcel 345"); and

WHEREAS, Tannery L.L.C., is the owner of a parcel of land identified as Parcel 357 on Tax Map 39, consisting of 1.17 acres +/-, located on Old Manchester Road, identified as tax account number 07-017480 ("Parcel 357")' and

WHEREAS, The Grantors are reconfiguring the lines between these parcels as follows:

(1) Diminishing the size of Parcel 34, by adding portions to Parcel 357.

(2) Diminishing the size of Parcel 345 by adding portions to Parcel 357.

(3) Enlarging the size of Parcel 357 by adding portions from Parcel 34 and 345.

WHEREAS, Grantors have obtained new surveys and legal descriptions of the new tracts and wish to described the resulting reconfigured parcels; and

WHEREAS, Tannery 2, LLC was formed and organized by Articles of Organization filed with the Maryland State Department of Assessments and Taxation ("SDAT") on June 20, 2005 and on October 5, 2007 the charter was forfeited by proclamation of SDAT.

CARROLL COUNTY CIRCUIT COURT (Land Records) HD 11190, p. 0090, MSA_CE56_11180. Date available 02/12/2024. Printed 09/11/2025.

WHEREAS, pursuant to the Corporations and Associations Article of the Maryland Limited Liability Company Act Section 4A-904(a) of the Annotated Code of Maryland, **Douglas G. Carroll, III and Sindey O. Gottlieb,** were the only members of the forfeited limited liability company, are authorized to wind up the affairs of the aforesaid Company.

WITNESSETH, That for and in consideration of the sum of **Zero Dollars ($0.00)**, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said **Tannery, L.L.C., its successors and/or assigns,** in fee simple, all that certain lot of ground lying and being situate in the County of Carroll, State of Maryland, and described as follows, that is to say:

The newly configured Parcel 34, is described on attached Exhibit "A", and consists of 2.391 acres of land, more or less.

The newly configured Parcel 345 is described on attached Exhibit "B" and consists of 4.995 acres of land, more or less.

The newly configured Parcel 357 is described on attached Exhibit "C" and consists of 64.808 acres of land, more or less.

This is a deed for no consideration and therefore is exempt from the requirements of the Maryland Withholding requirements Section 10-912(d)(6) of the Tax-General Article of the Annotated Code of Maryland.

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

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said **Tannery, L.L.C., its successors and/or assigns,** in fee simple.

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

[SIGNATURE(S) AND ACKNOWLEDGEMENT(S) ON FOLLOWING PAGE(S)]

LR - Deed (No-Taxes) 75.00
Recording Fee
Name: tannery llc
Ref:
LR - Deed (No-Taxes) 40.00
Surcharge
SubTotal: 115.00
Total: 115.00
02/07/2024 10:47 CC06-KH
#17875975 CC0502 -
Carroll
County/CC05.02.03 -
Register 03

CARROLL COUNTY CIRCUIT COURT (Land Records) HD 11190, p. 0091, MSA_CE56_11180. Date available 02/12/2024. Printed 09/11/2025.

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

Tannery 2 LLC, a Maryland limited liability company

Witness

By: Douglas G. Carroll III (SEAL)
Douglas G. Carroll, III, Member

Tannery, L.L.C., a Maryland limited liability company

Witness

By: Douglas G. Carroll III (SEAL)
Douglas G. Carroll, III, Member

STATE OF Md, **CITY/COUNTY OF** Baltimore, **TO WIT:**

I HEREBY CERTIFY that on this 25 day of January, 2024, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Douglas G. Carroll, III, Member of **Tannery 2 LLC and Tannery, L.L.C.**, the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

CHRISTINE R. SADLER
Notary Public
State of Maryland
Carroll County
My commission exp. June 18, 2027

Notary Public
My commission expires _____

CARROLL COUNTY CIRCUIT COURT (Land Records) HD 11190, p. 0092, MSA_CE56_11180. Date available 02/12/2024. Printed 09/11/2025.

Tannery 2 LLC, a Maryland limited liability company

By: _____ (SEAL)
Sidney O. Gottlieb, Member

Tannery, L.L.C., a Maryland limited liability company

By: _____ (SEAL)
Sidney O. Gottlieb, Member

PROVINCE
~~STATE~~ OF ONTARIO, ~~CITY/COUNTY~~ OF COLLINGWOOD ONTARIO CANADA, TO WIT:

I HEREBY CERTIFY that on this 26th day of January, 2024, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Sidney O. Gottlieb, Member of **Tannery 2 LLC and Tannery, L.L.C.**, the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

Agricultural Transfer Tax
Amount $ 0 NONE DUE AT THIS TIME
Letter of Intent # _____
Date 2/5/2024
Signature KAREN L TANZOLA

_____
Notary Public doesnot
My commission expires _____

VICTOR L. VANDERGUST
BARRISTER & SOLICITOR
NOTARY PUBLIC
P.O. BOX 39
11 HURONTARIO STREET
COLLINGWOOD, ONT L9Y 3Z4

CARROLL COUNTY CIRCUIT COURT (Land Records) HD 11190, p. 0093, MSA_CE56_11180. Date available 02/12/2024. Printed 09/11/2025.

THIS IS TO CERTIFY that the within instrument was prepared by, or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Christine R. Sadler, Esquire

I HEREBY CERTIFY THIS 6th DAY OF FEB. ____, 20 24 THAT ALL PUBLIC TAXES, ASSESSMENTS AND CHARGES FOR THE CURRENT YEAR AND ALL PRIOR YEARS ON THE PROPERTY DESCRIBE HEREIN HAVE BEEN PAID.

Jennifer D Hobbs IS
COLLECTOR

CARROLL COUNTY CIRCUIT COURT (Land Records) HD 11190, p. 0094, MSA_CE56_11180. Date available 02/12/2024. Printed 09/11/2025.

EXHIBIT "A"
BOOK: 11190 PAGE: 95

BPR LAND SURVEYING & CIVIL ENGINEERING
150 Airport Drive, Suite 4
Westminster, Maryland 21157
410 - 857 - 9030
WWW.BPRSURVEYING.COM

DESCRIPTION:
2.391 Acre Reconfigured Parcel 34

PORTION OF TANNERY LLC, AND, ALSO, TANNERY 2 LLC, PROPERTIES, SITUATED ON THE EAST SIDE OF OLD MANCHESTER ROAD, MARYLAND ROUTE 852, IN THE SEVENTH (7TH) ELECTION DISTRICT OF CARROLL COUNTY, MARYLAND, AND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point in or near the centerline of the existing 21 foot wide macadam paving of Old Manchester Road, Maryland Route 852, and, at the beginning of the seventh (7th) or North 50 degrees 30 minutes 59 seconds East 742.57 foot line of the land as described in a deed from Tannery LLC, to, Tannery LLC, dated March 22, 2006, and, recorded among the Land Records of Carroll County, Maryland in Book 4813 Page 637, thence leaving the place of beginning, and, running with and binding on a part of said seventh (7th) line, and, also running with and binding on the aforesaid centerline of Old Manchester Road, Maryland Route 852, with all bearings herein being referred to Maryland State Grid N.A.D. 83/91, and as now surveyed by BPR, LLC, Viz:

1. **North 50 degrees 26 minutes 18 seconds East 445.60 feet** to a point in or near the aforesaid centerline, thence leaving said centerline, and, running for new lines of Reconfigured Parcel 34, the three (3) following courses, Viz:

2. **South 41 degrees 42 minutes 33 seconds East,** passing over a rebar and cap now set at the distance of 30.02 feet, in all, 226.97 feet to a rebar and cap now set, thence,

3. **South 35 degrees 57 minutes 41 seconds West** and, crossing the sixth (6th) line of the land as described in the first (1st) aforementioned deed, at the distance of 299.79 feet, in all 334.53 feet to a rebar and cap now set, and, thence,

4. **North 58 degrees 54 minutes 29 seconds West 211.84 feet** to an axle found on said sixth (6th) or North 67 degrees 59 minutes 01 second West 673.48 foot line of the land as described in the first (1st) aforementioned deed, at the distance of 547.68 feet measured along said sixth (6th) line from the beginning thereof, thence running with and binding on the remainder of said sixth (6th) line, Viz:

5. **North 68 degrees 03 minutes 42 seconds West,** passing over a rebar and cap now set at the distance of 91.66 feet, in all, 125.80 feet to the place of beginning.

Containing 2.391 acres of land, more or less.

Being, in part, a 2.307 acre part of the land which by deed dated March 22, 2006, and, recorded among the Land Records of Carroll County, Maryland in Book 4813 Page 637, was conveyed by Tannery, LLC, to Tannery LLC.

Also being, in part, a 0.084 acre part of the land which by deed dated July 11, 2005, and recorded among the Land Records of Carroll County, Maryland in Book 4531 Page 255, was conveyed by Blanche M. Hurlock to Tannery 2 LLC.

The above described 2.391 acre parcel of land is intended to represent a Reconfigured Parcel 34, and, is also laid out and shown on a plat attached hereto and made a part hereof.

A licensed Maryland Surveyor either personally prepared the metes and bounds description(s) as contained herein or was in responsible charge over its preparation and the surveying work reflected in it, in compliance with the Maryland Minimum Standards of Practice for Land Surveyors; COMAR 09.13.06.12.

Date: 10/31/2023

Scott M. Landis
Professional Land Surveyor - Maryland# 21613
Expires/Renews: August 18, 2025

STATE OF MARYLAND
SCOTT M. LANDIS
No. 21613
PROFESSIONAL LAND SURVEYOR

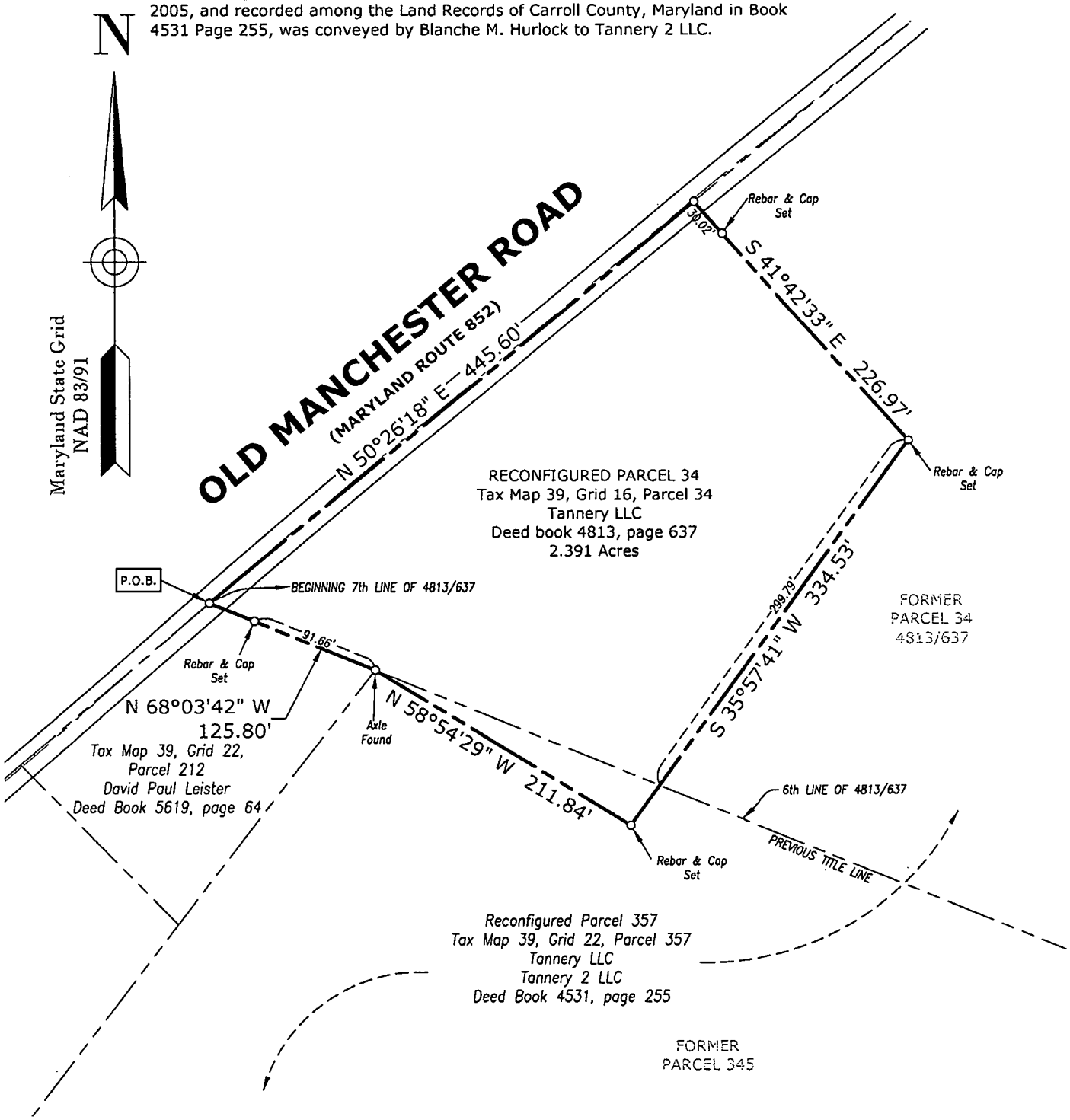
August 29, 2023
Re: 2.391 Acres – Description BPR Job# 22-0516

CARROLL COUNTY CIRCUIT COURT (Land Records) HD 11190, p. 0095, MSA_CE56_11180. Date available 02/12/2024. Printed 09/11/2025.

CARROLL COUNTY CIRCUIT COURT (Land Records) HD 11190, p. 0096, MSA_CE56_11180. Date available 02/12/2024. Printed 09/11/2025.

NOTE FOR RECONFIGURED PARCEL 34 (2.391 TOTAL ACREAGE):

1. Being, in part, a 2.307 acre part of the land which by deed dated March 22, 2006, and, recorded among the Land Records of Carroll County, Maryland in Book 4813 Page 637, was conveyed by Tannery, LLC, to Tannery LLC.
2. Also being, in part, a 0.084 acre part of the land which by deed dated July 11, 2005, and recorded among the Land Records of Carroll County, Maryland in Book 4531 Page 255, was conveyed by Blanche M. Hurlock to Tannery 2 LLC.



GENERAL NOTES

1. This survey was prepared without the benefit of a Title Report, which may reveal additional Easements, Right-of-Ways, and Building Restriction Lines that are not shown hereon.
2. For reference see:
   Tax Map 39, Grid 16, Parcel 34
   Deed Reference: Book 4813 , Page 637
   Tax Map 39, Grid 16, Parcel 345
   Deed Reference: Book 4831 , Page 255
3. The Boundary Survey for this plat was completed in August 2023, by BPR, LLC, Westminster, MD.
4. The Bearings Shown hereon are based on NAD 83/91, Determined by a GPS Session.

0 100
Scale: 1 inch = 100 feet

BPR LAND SURVEYING & CIVIL ENGINEERING
150 Airport Drive, Suite 4 | 410 - 857 - 9030
Westminster, Maryland 21157 | WWW.BPRSURVEYING.COM

DESCRIPTION:
4.995 Acre Reconfigured Parcel 345

PORTION OF TANNERY 2 LLC, SITUATED, ON THE WEST SIDE OF TANNERY ROAD, IN THE SEVENTH (7TH) ELECTION DISTRICT OF CARROLL COUNTY, MARYLAND, AND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point in Tannery Road on the North 28 degrees 58 minutes 16 seconds West 557.37 foot westernmost perimeter boundary line of Parcel "A" as laid out and shown on a plat entitled "Plat of Mallories Pines," dated July 8, 2003, and, recorded among the Plat Records of Carroll County, Maryland in Plat Book 48 Page 18, at the distance of 103.44 feet measured reversely along said line from the end thereof, thence leaving the place of beginning and running reversely with and binding on a part of the aforesaid line of Parcel "A", and also running in and along Tannery Road, with all bearings herein being referred to Maryland State Grid N.A.D. 83/91, and, as now surveyed by BPR, LLC, Viz:

1. **South 29 degrees 01 minutes 32 seconds East 453.93 feet** to a point in Tannery Road, and, designated as Coordinate Point Number 17 on the aforesaid plat of "Mallories Pines," thence continuing with the aforementioned westernmost perimeter boundary lines of aforementioned Parcel "A," and along and in Tannery Road, the two (2) following courses, Viz:

2. **South 09 degrees 01 minutes 12 seconds East 192.67 feet** to a point designated as Coordinate Point Number 18 on the aforementioned plat, and, thence, running reversely with and binding on a part of the North 02 degrees 38 minutes 34 seconds West 324.57 foot line of aforementioned Parcel "A," at the distance of 9.52 feet measured along said line from the beginning thereof, Viz:

3. **South 02 degrees 41 minutes 50 seconds East 315.05 feet** to a point in Tannery Road, thence leaving Tannery Road, and, also leaving the perimeter boundary of aforementioned Parcel "A," and, running for new lines of reconfiguration for Parcel 345, through the land as described in a deed from Blanche M. Hurlock to Tannery 2, LLC, dated July 11, 2005, and, recorded among the Land Records of Carroll County, Maryland in Book 4531 Page 255, of which the land now being described is a part, the seven (7) following courses, Viz:

4. **North 89 degrees 44 minutes 41 seconds West,** passing over a rebar and cap now set at the distance of 30.04 feet, in all, 237.61 feet to a rebar and cap now set, thence,

5. **North 57 degrees 28 minutes 08 seconds West 202.51 feet** to a rebar and cap now set, thence,

6. **North 19 degrees 26 minutes 32 seconds East 214.35 feet** to a rebar and cap now set, thence,

7. **North 00 degrees 09 minutes 02 seconds East 53.13 feet** to a rebar and cap now set, thence,

8. **North 57 degrees 47 minutes 12 seconds West 62.63 feet** to a rebar and cap now set, thence,

9. **North 40 degrees 09 minutes 50 seconds East 159.86 feet** to a rebar and cap now set, and, thence,

10. **North 03 degrees 13 minutes 19 seconds,** passing over a rebar and cap now set at the distance of 351.74 feet, in all, 381.74 feet to the place of beginning.

Containing 4.995 acres of land, more or less.

Being a 4.995 acre part of the land which by deed dated July 11, 2005, and, recorded among the Land Records of Carroll County, Maryland in Book 4531 Page 255, was conveyed by Blanche M. Hurlock to Tannery 2, LLC.

The above described 4.995 acre parcel of land is intended to represent a Reconfigured Parcel 345, and, is laid out and shown on a plat attached hereto and made a part hereof.

Subject to a use in common Right of Way and Declaration of Maintenance Obligations over an existing driveway, recorded among the Land Records of Carroll County, Maryland in Book 4146 Page 553.

Also subject to a Right of Way Deed over Tannery Road, 40 feet in width, dated March 1, 1947 and recorded on February 14, 1979 among the Land Records of Carroll County, Maryland in County Roads Deed Book 3, Page 295.

A licensed Maryland Surveyor either personally prepared the metes and bounds description(s) as contained herein or was in responsible charge over its preparation and the surveying work reflected in it, in compliance with the Maryland Minimum Standards of Practice for Land Surveyors; COMAR 09.13.06.12.

Date: 10/31/2023

Scott M. Landis
Professional Land Surveyor - Maryland# 21613
Expires/Renews: August 18, 2025

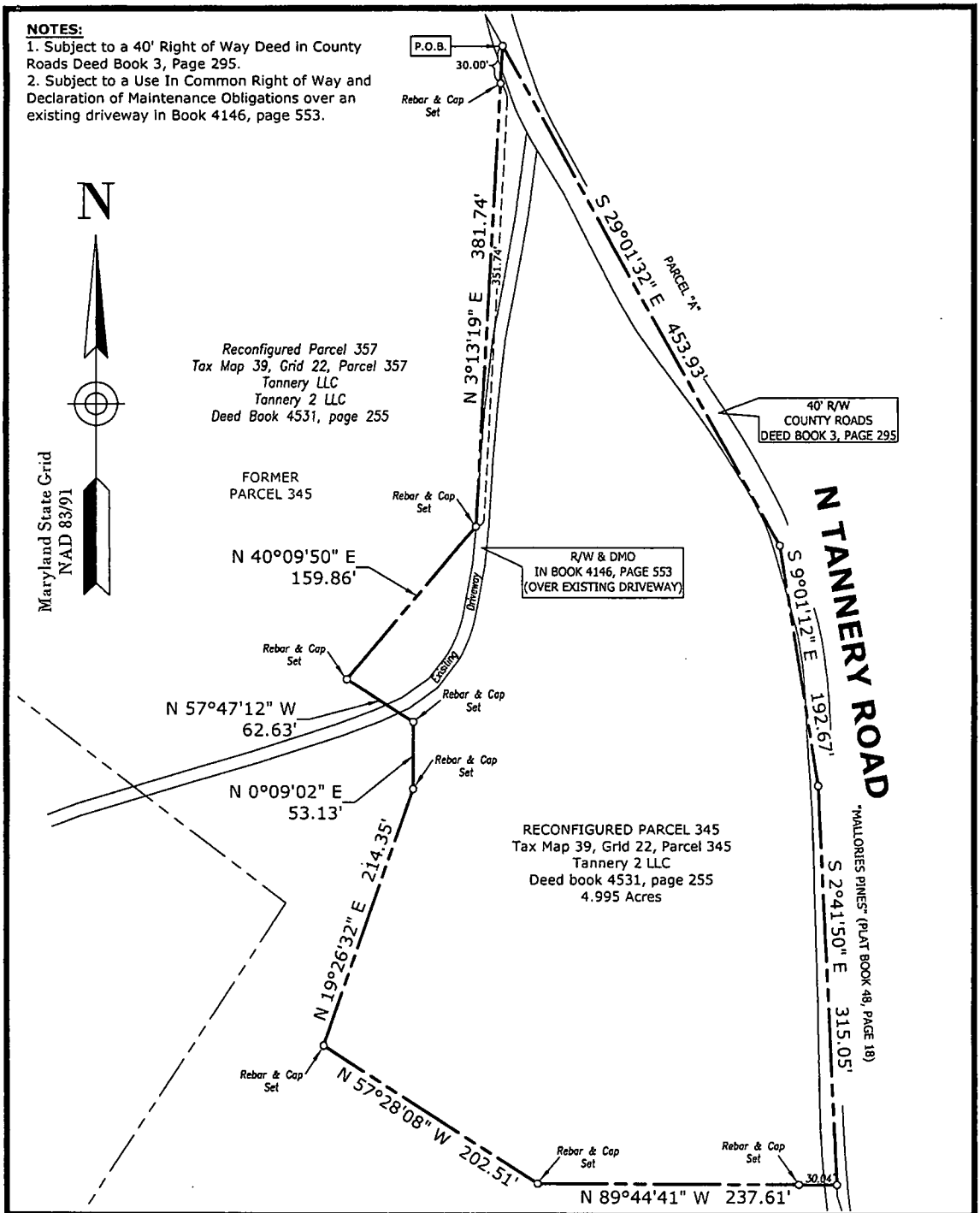
STATE OF MARYLAND · SCOTT M. LANDIS · No. 21613 · PROFESSIONAL LAND SURVEYOR

August 28, 2023
Re: 4.995 Acres – Description BPR Job# 22-0516

CARROLL COUNTY CIRCUIT COURT (Land Records) HD 11190, p. 0097, MSA_CE56_11180. Date available 02/12/2024. Printed 09/11/2025.

CARROLL COUNTY CIRCUIT COURT (Land Records) HD 11190, p. 0098, MSA_CE56_11180. Date available 02/12/2024. Printed 09/11/2025.

NOTES:
1. Subject to a 40' Right of Way Deed in County Roads Deed Book 3, Page 295.
2. Subject to a Use In Common Right of Way and Declaration of Maintenance Obligations over an existing driveway in Book 4146, page 553.



GENERAL NOTES
1. This survey was prepared without the benefit of a Title Report, which may reveal additional Easements, Right-of-Ways, and Building Restriction Lines that are not shown hereon.
2. For reference see:
   Tax Map 39, Grid 22, Parcel 345
   Deed Reference: Liber 4531 , Folio 255
3. The Boundary Survey for this plat was completed in August 2023, by BPR, LLC, Westminster, MD.
4. The Bearings Shown hereon are based on NAD 83/91, Determined by a GPS Session.

0 100
Scale: 1 inch = 100 feet

SURVEYOR'S CERTIFICATE
This is to certify that this survey was personally prepared by me or that I was in responsible charge over it's preparation and the surveying work reflected in it and that this Boundary Survey is in compliance with COMAR Sections 09.13.06.12 of the Minimum Standards of Practice as now adopted by the board for Professional Land Surveyors.

10/31/2023
Scott M. Landis Date
Professional Land Surveyor (Maryland No. 21613)
Expires/Renews: 8-18-2025

STATE OF MARYLAND · SCOTT M. LANDIS · No. 21613 · PROFESSIONAL LAND SURVEYOR

EXHIBIT B
RECONFIGURED PARCEL 345
TANNERY 2 LLC PROPERTY
#334 N TANNERY ROAD
7TH ELECTION DISTRICT
CARROLL COUNTY, MARYLAND

Drawn:	J. J. Matalavage
Checked:	S. M. Landis
Date:	8/28/2023
Project No. :	22-0516
Scale:	1 inch = 100 feet
Sheet:	1 of 1

BPR
LAND SURVEYING & CIVIL ENGINEERING
150 Airport Drive, Suite 4
Westminster, Maryland 21157
410 - 857 - 9030
WWW.BPRSURVEYING.COM

Exhibit "C"

BPR LAND SURVEYING & CIVIL ENGINEERING
150 Airport Drive, Suite 4 | 410 - 857 - 9030
Westminster, Maryland 21157 | WWW.BPRSURVEYING.COM

DESCRIPTION:
Acre Reconfigured Parcel 357

PORTIONS OF TANNERY, LLC, AND TANNERY 2, LLC, PROPERTIES, SITUATED SOUTHEAST OF OLD MANCHESTER ROAD, SOUTH OF BREHM ROAD, AND, WEST OF TANNERY ROAD, IN THE SEVENTH (7TH) ELECTION DISTRICT OF CARROLL COUNTY, MARYLAND, AND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a rebar and cap found on the southwest side of Brehm Road, and, at the place of beginning of the land as described in a deed from Tannery, LLC to Tannery, LLC, dated March 22, 2006, and, recorded among the Land Records of Carroll County, Maryland in Book 4813 Page 637, thence leaving the place of beginning and running with and binding on the first (1st) through the fourth (4th) lines of the land as described in said deed, with all bearings herein being referred to Maryland State Grid N.A.D. 83/91, and, as now surveyed by BPR,LLC, the three (3) following courses, Viz:

1. **South 32 degrees 54 minutes 01 seconds West** passing over a rebar and cap found at the distance of 69.84 feet, in all, to a ¾ iron pipe found driven at a fence corner post, thence,

2. **South 32 degrees 14 minutes 53 seconds West 56.06 feet** to a ¾ inch iron pipe found, and, thence continuing the previous course,

3. **South 32 degrees 14 minutes 53 seconds West 287.71 feet** to a ¾ inch iron pipe found, at the end of the third (3rd) or North 20 degrees 16 minutes 30 seconds East 34.62 foot line of the land as described in a deed from Mildred R. Null, widow, to Richard L. Null and Eunice I. Null, his wife, dated January 29, 1971, and, recorded among the Land Records of Carroll County, Maryland in Liber 481 Page 354, thence, leaving the outline of the land as described in the first (1st) aforementioned deed, and, running reversely with and binding on said third (3rd), and, also the second (2nd) line of the land as described in said deed, the two (2) following courses, Viz:

4. **South 10 degrees 46 minutes 44 seconds West 34.42 feet** to a concrete monument found, and thence,

5. **South 69 degrees 37 minutes 17 seconds East 207.22 feet** to a point on the first (1st) or North 39 degrees 36 minutes 59 seconds East 153.58 foot line of the land as described in a deed from John Edwin Shockney to Mabel Marie Shockney, et al, dated October 10, 2000 and recorded among the Land Records of Carroll County, Maryland in Book 2419 Page 107, at the distance of 16.15 feet measured along said line from the beginning thereof, thence running reversely with and binding on a part of said first (1st), and, also, all of the seventh (7th) or closing line of the land as described in said deed, the two (2) following courses, Viz:

6. **South 31 degrees 03 minutes 58 seconds West 16.15 feet** to a point, and, thence,

7. **South 04 degrees 54 minutes 38 seconds West 50.00 feet** to a point at the northwesternmost perimeter boundary corner of Parcel "A", as laid out and shown on a plat entitled "Plat of Mallories Pines," dated July 8, 2003, and, recorded among the Plat Records of Carroll County, Maryland in Plat Book 48 Page 18, said point being designated as Coordinate Point Number 15 as shown thereon, thence leaving the outline of the land as described in the third (3rd) aforementioned deed, and, running reversely with and binding on the aforementioned northwesternmost line of Parcel "A", and, also, running along and in Tannery Road, Viz:

8. **South 04 degrees 54 minutes 38 seconds West 343.30 feet** to a point designated as Coordinate Point Number 16 on the aforementioned plat, thence, continuing with the northwesternmost side of Parcel "A", and running reversely with and binding on a part of the North 28 degrees 58 minutes 16 seconds West 557.37 foot line as shown on the aforementioned plat, Viz:

9. **South 29 degrees 01 minutes 32 seconds East 103.44 feet** to a point in Tannery Road, and, at the place of beginning of a acre Reconfigured Parcel 345, intended to be recorded among the Land Records of Carroll County, Maryland, immediately prior hereto, or simultaneously herewith, thence leaving aforementioned Parcel "A", and also leaving Tannery Road, and running reversely with and binding on the tenth (10th) through the fourth (4th) lines of the Reconfigured Parcel 345, the seven (7) following courses, Viz:

10. **South 03 degrees 13 minutes 19 seconds West,** passing over a rebar and cap now set, at the distance of 30.00 feet, in all 381.74 feet to a rebar and cap now set, thence,

11. **South 40 degrees 09 minutes 50 seconds West 159.86 feet** to a rebar and cap now set, thence,

12. **South 57 degrees 47 minutes 12 seconds East 62.63 feet** to a rebar and cap now set, thence,

13. **South 00 degrees 09 minutes 02 seconds West 53.13 feet** to a rebar and cap now set, thence,

14. **South 19 degrees 26 minutes 32 seconds West 214.35 feet** to a rebar and cap now set, thence,

15. **South 57 degrees 28 minutes 08 seconds East 202.51 feet** to a rebar and cap now set, and, thence,

16. **South 89 degrees 44 minutes 41 seconds East,** passing over a rebar and cap now set at the distance of 217.61 feet,

August 30, 2023
Re: Acres – Description BPR Job# 22-0516

CARROLL COUNTY CIRCUIT COURT (Land Records) HD 11190, p. 0099, MSA_CE56_11180. Date available 02/12/2024. Printed 09/11/2025.

BPR LAND SURVEYING & CIVIL ENGINEERING
150 Airport Drive, Suite 4
Westminster, Maryland 21157
410 - 857 - 9030
WWW.BPRSURVEYING.COM

In all, 237.61 feet to a point in Tannery Road, and, on the North 02 degrees 38 minutes 34 seconds West 324.57 foot westernmost perimeter boundary line of Parcel "A", on the aforementioned plat of "Mallories Pines," at the distance of 9.52 feet measured along said line from the beginning thereof, thence, running reversely with and binding on a part of said line, and along Tannery Road, Viz:

17. **South 02 degrees 41 minutes 59 seconds East 9.52 feet** to a point on the fifth (5th) or South 16 degrees 00 minutes 00 seconds 17.7 perch line of the land as described in a deed from David F. Stine and Catherine Stine, his wife, to Irena Merryman, dated April 6, 1872, and, recorded among the Land Records of Carroll County, Maryland in Liber 41 Folio 41, thence, leaving the outline of the land as shown on the aforementioned Plat of Mallories Pines, and, running with and binding on a part of said fifth (5th) line, Viz:

18. **South 18 degrees 01 minute 39 seconds East 279.02 feet** to a rebar and cap found on the east side of Tannery Road, and, at the place of beginning of the 2.7858 acre parcel as saved and excepted, and, also described in a deed from Blanche M. Hurlock to Tannery 2, LLC, dated November 11, 2005, and, recorded among he Land Records of Carroll County, Maryland in Book 4531 Page 255, thence leaving the outline of the land as described in the aforementioned deed from Stine to Merryman, and, running reversely with and binding on the fifth (5th) or closing line, and, also, the fourth (4th) and third (3rd) lines of the land as described in said deed to Tannery 2, LLC, the three (3) following courses, Viz:

19. **South 75 degrees 10 minutes 57 seconds West 504.76 feet** to a rebar and cap now set, thence,

20. **South 05 degrees 32 minutes 37 seconds West 204.48 feet** to a rebar and cap now set, thence,

21. **South 83 degrees 53 minutes 02 seconds East 52.22 feet** to a rebar and cap now set at the beginning of the ninth (9th) or closing line of the land as described in the fourth (4th) aforementioned deed, thence leaving the outline of the land as described in the fifth (5th) aforementioned deed, and, running with and binding on said ninth (9th), and, also, the first (1st) and second (2nd) lines of the land as described in the fourth (4th) aforementioned deed, the three (3) following three (3) following courses, Viz:

22. **South 33 degrees 04 minutes 51 seconds West 437.25 feet** to a rebar and cap now set, thence,

23. **South 87 degrees 00 minutes 10 seconds West 429.51 feet** to a rebar found, and, thence,

24. **North 21 degrees 14 minutes 55 seconds East** passing over a rebar found at the distance of 472.83 feet, in all, 825.00 feet to a rebar and cap now set at the beginning of the eighth (8th) or North 39 degrees East 26 perch line of the land as described in a deed from Resolution Trust Corporation as receiver for Home Federal Savings Bank, Norfolk, Virginia, to Leesa Green, dated December 15, 1995 and recorded among the Land Records of Carroll County, Maryland in Book 1767 Page 345, thence leaving the outline of the land as described in the fourth (4th) aforementioned deed from Stine, et ux, to Merryman, and running with and binding, in part, on all of said eighth (8th), and, also, in part, on all of the first (1st) line of the land as described in said deed, respectively,

25. **North 33 degrees 23 minutes 20 seconds East 544.13 feet** to a stone found, and, thence,

26. **North 52 degrees 34 minutes 50 seconds West 588.88 feet** to an iron pipe found at the beginning of the first (1st) or South 41 degrees West 180.00 feet of the land as described in a deed from Clifford Elkins and Delores Elkins, husband and wife to David L. Tingley and Margaret M. Tingley, husband and wife, dated June 6, 1988, and, recorded among the Land Records of Carroll County, Maryland in Liber 1087 Page 992, thence leaving the outline of the land as described in the sixth (6th) aforementioned deed, and, running with and binding on said first (1st) line, Viz:

27. **South 41 degrees 15 minutes 54 seconds West 180.58 feet** to an iron pipe found at the beginning of the fourth (4th) or South 41 degrees West 750.60 foot line of the land as described in a deed from Larry D. Wimert and Joyce F. Wimert, his wife, to Edward W. Malinowski and Joanne O. Malinowski, his wife, dated February 11, 1988, and, recorded among the Land Records of Carroll County, Maryland in Book 1070 Page 86, thence, leaving the outline of the land as described in the seventh (7th) aforementioned deed form Elkins, et ux, to, Tingley, et ux, and running with and binding on a part of said fourth (4th) line, Viz:

28. **South 39 degrees 09 minutes 49 seconds West 304.05 feet** to a rebar and cap now set at the place of beginning of Lot Number 6 of the land as described in Equity Number 1181, George C. Orendorf, et al, versus John T. Orendorf, et al, dated December 28, 1871, and, as laid out and shown on a plat prepared by J. Henry Hoppe, Surveyor, October 1871, included therein, said rebar and cap set also being at the end of the fifth (5th) or South 62 degrees 50 minutes 29 seconds East 395.00 foot line of the land as described in a deed from James E. Caulford and Ann B. Caulford to Stewart W. Hobbs and Kimberly M. Hobbs, dated April 29, 1994, and, recorded among the Land Records of Carroll County, Maryland in Book 1592 Page 948, thence leaving the outline of the land as described in the eighth (8th) aforementioned deed, and, running reversely with and binding, in part, on all of the sixth (6th) or South 64 ¾ degrees East 12 6/10 perch line of said lot Number 6, and, also, running reversely with and binding on all of the aforesaid fifth (5th) line, Viz:

29. **North 68 degrees 49 minutes 23 seconds West**, passing over a stone found at the distance of 207.90 feet, in all, 393.12 feet to a point at the end of the second (2nd) or South 62 degrees 50 minutes 29 seconds East 811.24 foot line of the land as described in a deed from David Michael Garecki, to Glenn Howard Anderson and Lisa Lee Anderson, husband and wife, dated June 19, 2018, and, recorded among the Land Records of Carroll County, Maryland in Book 9056 Page

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355, thence leaving the outline of the land as described in the ninth (9th) aforementioned deed from Caulford, et ux to Hobbs, et ux, and, running reversely with and binding on a part of said second (2nd) line and continuing the previous course, line, Viz:

30. **North 68 degrees 49 minutes 23 seconds West 603.90 feet** to a point at the end of the third (3rd) or South 36 degrees 00 minutes 35 seconds West 744.65 foot line of the land as described in a deed from Eric S. Hanson to David Mark Blanchette and Sara Elaine Blanchette, dated September 12, 2019, and, recorded among the Land Records of Carroll County, Maryland in Book 9413 Page 24, thence, leaving the outline of the land as described in the tenth (10th) aforementioned deed from Garecki to Anderson, et ux, and, running reversely with and binding on said third (3rd) line, Viz:

31. **North 35 degrees 58 minutes 56 seconds East 744.65 feet** to a pin and cap found on the fourth (4th) or South 66 degrees 26 minutes East 378.20 foot line of the third (3rd) tract of land as described in the fifth (5th) aforementioned deed from Hurlock to Tannery 2, LLC, at the distance of 259.57 feet measured along said line from a point in the centerline of Old Manchester Road at the beginning thereof, thence leaving the outline of the land as described in the eleventh (11th) aforementioned deed from Hanson to Blanchette, et ux, and running reversely with and binding on a part of said fourth (4th), and, also all of the third (3rd) and second (2nd) line of the land as described in said deed, the three (3) following courses, Viz:

32. **North 70 degrees 15 minutes 28 seconds West** passing over an iron pin found at the distance of 223.66 feet, in all, 259.57 feet to a point in or near the centerline of Old Manchester Road, thence with said centerline,

33. **North 50 degrees 38 minutes 20 seconds East 196.30 feet** to a point in or near said centerline and thence leaving Old Manchester Road,

34. **South 59 degrees 12 minutes 21 seconds East** passing over an iron pin found at the distance of 23.23 feet, in all, 305.55 feet to an iron pipe found at a fence corner, said iron pipe also being at the beginning of the first (1st) or North 42 degrees 30 minutes East 125.00 foot line of Lot Number 2, as described in a deed from Isom B. Richardson and Wanda M. Richardson, his wife, to Lawrence J. Sterner, dated May 1, 1969, and, recorded among the Land Records of Carroll County, Maryland in Liber 453 Page 456, thence leaving the outline of the third (3rd) tract of land as described in the fifth (5th) aforementioned deed, and, also running with and binding on the first (1st) line of Lot Number 2, and, also running with and binding on the first (1st) or North 42 degrees 30 minutes East 129.60 foot line of Lot Number 1, Viz:

35. **North 37 degrees 24 minutes 04 seconds East 253.61 feet** to an iron pipe found at a fence corner, said iron pipe being at the end of the first (1st) or South 42 degrees West 36.4 perch line of the land as described in a deed from John T. Miller and Mary E. Miller, his wife to Joseph D. Wimert, dated March 8, 1899, and, recorded among the Land Records of Carroll County, Maryland in Liber 88 Folio 348, thence leaving the outline of the land as described in the twelfth (12th) from Richardson, et ux to Sterner, and, running reversely with and binding on said first (1st) line, Viz:

36. **North 37 degrees 53 minutes 16 seconds East 588.18 feet** to an axle found on the sixth (6th) or North 67 degrees 59 minutes 01 seconds West 673.48 foot line of the land as described in the first (1st) aforementioned deed, at the distance of 125.80 feet measured reversely along said line from the end thereof, said axle also being at the end of the fourth (4th) or North 58 degrees 54 minutes 29 seconds West 211.84 foot line of a 2.391 Acre Reconfigured Parcel 34, intended to be recorded among the Land Records of Carroll County, Maryland, immediately prior hereto or simultaneously herewith thence leaving the outline of the land as described in the thirteenth (13th) aforementioned deed from Miller et ux to Wimert, and running reversely with and binding on said fourth (4th), and, also the third (3rd) and second (2nd) lines of said 2.391 Acre Reconfigured Parcel 34, the three (3) following new lines of division, Viz:

37. **South 58 degrees 54 minutes 29 seconds East 211.84 feet** to a rebar and cap now set, thence,

38. **North 35 degrees 57 minutes 41 seconds East 334.53 feet** to a rebar and cap now set, and, thence,

39. **North 41 degrees 42 minutes 33 seconds West** passing over a rebar and cap now set at the distance of 196.97 feet, in all, 226.97 feet to a point in or near the centerline of Old Manchester Road, and on the seventh (7th) or North 50 degrees 30 minutes 59 seconds East 742.57 foot line of the land as described in the first (1st) aforementioned deed, at the distance of 445.60 feet measured along said line from the beginning thereof, thence, leaving the 2.391 Acre Reconfigured Parcel 34 intended to be recorded, and running with and binding on the remainder of said seventh (7th) line, and, also running with the centerline of Old Manchester Road, Viz:

40. **North 50 degrees 26 minutes 18 seconds East 296.97 feet** to a point in the centerline of Old Manchester Road, thence leaving Old Manchester Road and running with and binding on the eighth (8th) line of the land as described in the first (1st) aforementioned deed, and, also, running along the south side of Brehm Road, Viz:

41. **South 42 degrees 33 minutes 40 seconds East 597.94 feet** to the place of beginning.

Containing 64.808 acres of land, more or less.

Being, in part, all of the third (3rd) tract of the land, and, parts of tracts one (1), and, also, tract two (2), of the land which by deed dated July 11, 2005, and, recorded among the Land Records of Carroll County, Maryland in Book 4531 Page 255,

CARROLL COUNTY CIRCUIT COURT (Land Records) HD 11190, p. 0101, MSA_CE56_11180. Date available 02/12/2024. Printed 09/11/2025.

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was conveyed by Blanche M. Hurlock to Tannery 2, LLC.

Also being, in part, a part of the land which by deed dated March 22, 2006, and, recorded among the Land Records of Carroll County, Maryland in Book 4813 Page 637, was conveyed by Tannery, LLC, to Tannery, LLC.

Subject to a Use in Common Right of Way and Declaration of Maintenance Obligations over an existing driveway, recorded among the Land Records of Carroll County, Maryland in Book 4146 Page 553.

Also subject to a Right of Way Deed, over Tannery Road, 40 feet in width, dated March 1, 1947, and recorded among the Land Records of Caroll County, Maryland in County Roads Deed Book 3 Page 295.

And, also, subject to a Right of Way agreement by and between Mildred R. Null, widow, and the Chesapeake and Potomac Telephone Company of Maryland, dated November 1, 1992, and, recorded among the Land Records of Carroll County, Maryland in Book 1424 Page 618.

And, also subject to a Right of Way Agreement from Jesse H. Null and Ella Null, his wife, to Consolidated Gas, Electric, Light, and Power Company of Baltimore, Maryland, dated February 21, 1939, and, recorded among the Land Records of Carroll County, Maryland in Liber 170 Folio 92.

The above described 64.808 acre parcel of land is intended to represent a Reconfigured Parcel 357, and, is also laid out and shown on a plat attached hereto and made a part hereof.

A licensed Maryland Surveyor either personally prepared the metes and bounds description(s) as contained herein or was in responsible charge over its preparation and the surveying work reflected in it, in compliance with the Maryland Minimum Standards of Practice for Land Surveyors; COMAR 09.13.06.12.

Date: 10/31/2023

Scott M. Landis
Professional Land Surveyor - Maryland# 21613
Expires/Renews: August 18, 2025

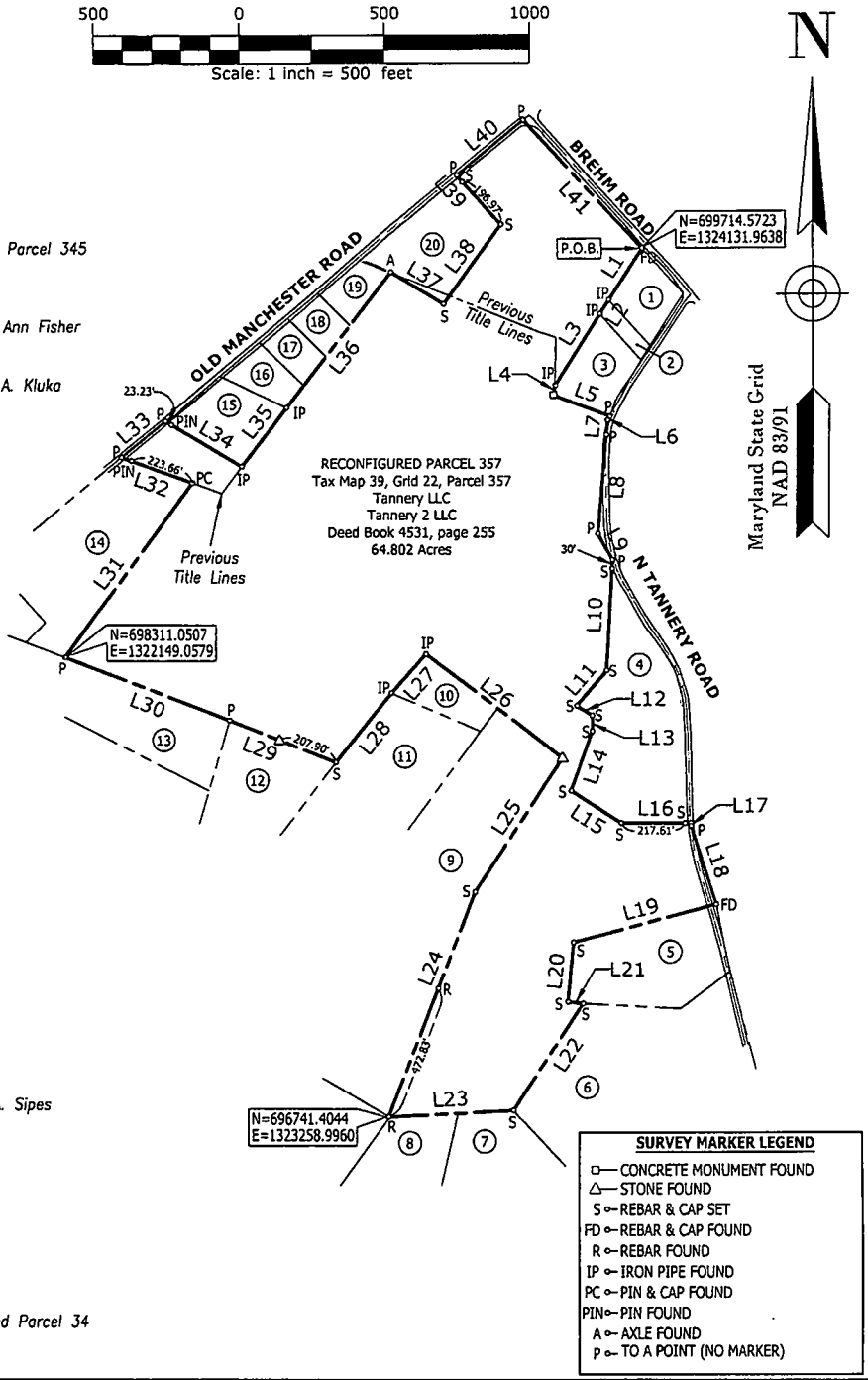


CARROLL COUNTY CIRCUIT COURT (Land Records) HD 11190, p. 0102, MSA_CE56_11180. Date available 02/12/2024. Printed 09/11/2025.

CARROLL COUNTY CIRCUIT COURT (Land Records) HD 11190, p. 0103, MSA_CE56_11180. Date available 02/12/2024. Printed 09/11/2025.

Adjoining Lot Ownership

1. Tax Map 39, Parcel 507
Michael L. Yost
Tracey L. Cage
Deed Book 5650, page 356
2. Tax Map 39, Parcel 580
Michael L. Yost
Tracey L. Cage
Deed Book 5650, page 356
3. Tax Map 39, Parcel 582
Jerry Leo Null
Deed Book 10994, page 358
4. Tax Map 39, Reconfigured Parcel 345
Tannery 2 LLC
Deed Book 4531, page 255
5. Tax Map 39, Parcel 644
Kevin Scott Fisher & Monica Ann Fisher
Deed Book 2087, page 493
6. Tax Map 39, Parcel 988
Joseph C. Kluka & Kathleen A. Kluka
Deed Book 5321, page 35
7. Tax Map 46, Parcel 1619
Lance D. Obcamp
Linda A. Obcamp
Deed Book 5548, page 54
8. Tax Map 46, Parcel 802
State Highway Admin.
Dept. of Transportation
Deed Book 2143, page 415
9. Tax Map 39, Parcel 318
Leesa Green
Deed Book 1767, page 345
10. Tax Map 39, Parcel 511
David L. Tingley
Margaret M. Tingley
Deed Book 1087, page 992
11. Tax Map 39, Parcel 512
Edward W. Malinowski
Joanne O. Malinowski
Deed Book 1070, page 86
12. Tax Map 39, Parcel 896
Stewart W. Hobbs
Kimberly M. Hobbs
Deed Book 1592, page 948
13. Tax Map 39, Parcel 895
Glenn Howard Anderson
Lisa Lee Anderson
Deed Book 9056, page 355
14. Tax map 39, Parcel 82
David Mark Blanchette
Sara Elaine Blanchette
Deed Book 9413, page 24
15. Tax Map 39, Page 569
Barbara Anne Austin
Deed Book 7340, page 158
16. Tax Map 39, Parcel 33
John A. Sipes II & Melanie A. Sipes
Deed Book 1929, page 258
17. Tax Map 39, Parcel 840
David Paul Leister
Deed Book 5619, page 64
18. Tax Map 39, Parcel 839
David Paul Leister
Deed Book 5619, page 64
19. Tax Map 39, Parcel 212
David Paul Leister
Deed Book 5619, page 64
20. Tax Map 39, Reconfigured Parcel 34
Tannery LLC
Deed Book 4813, page 637



SURVEY MARKER LEGEND

- □— CONCRETE MONUMENT FOUND
- △— STONE FOUND
- S ○— REBAR & CAP SET
- FD ○— REBAR & CAP FOUND
- R ○— REBAR FOUND
- IP ○— IRON PIPE FOUND
- PC ○— PIN & CAP FOUND
- PIN ○— PIN FOUND
- A ○— AXLE FOUND
- P ○— TO A POINT (NO MARKER)

GENERAL NOTES

1. This survey was prepared without the benefit of a Title Report, which may reveal additional Easements, Right-of-Ways, and Building Restriction Lines that are not shown hereon.
2. For reference see:
   Tax Map 39, Grid 22, Parcel 357
   Deed Reference: Liber 4531 , Folio 255
3. The Boundary Survey for this plat was completed in August 2023, by BPR, LLC, Westminster, MD.
4. The Bearings Shown hereon are based on NAD 83/91, Determined by a GPS Session.

SURVEYOR'S CERTIFICATE

This is to certify that this survey was personally prepared by me or that I was in responsible charge over it's preparation and the surveying work reflected in it and that this Boundary Survey is in compliance with COMAR Sections 09.13.06.12 of the Minimum Standards of Practice as now adopted by the board for Professional Land Surveyors.

10/31/2023
Date

Scott M. Landis
Professional Land Surveyor (Maryland No. 21613)
Expires/Renews: 8-18-2025

STATE OF MARYLAND · SCOTT M. LANDIS · No. 21613 · PROFESSIONAL LAND SURVEYOR

EXHIBIT C
RECONFIGURED PARCEL 357
TANNERY 2 & TANNERY LLC PROPERTY
OLD MANCHESTER ROAD
7TH ELECTION DISTRICT
CARROLL COUNTY, MARYLAND

Drawn:	J. J. Matalavage
Checked:	S. M. Landis
Date:	8/28/2023
Project No. :	22-0516
Scale:	1 inch = 500 feet
Sheet:	1 of 1

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PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S32°54'01"W	210.30'
L2	S32°14'53"W	56.06'
L3	S32°14'53"W	287.71'
L4	S10°46'44"W	34.42
L5	S69°37'17"E	207.22'
L6	S31°03'58"W	16.15'
L7	S4°54'38"W	50.00'
L8	S4°54'38"W	343.30'
L9	S29°01'32"E	103.44'
L10	S3°13'19"W	381.74'
L11	S40°09'50"W	159.86'
L12	S57°47'12"E	62.63'
L13	S0°09'02"W	53.13'
L14	S19°26'32"W	214.35'
L15	S57°28'08"E	202.51'
L16	S89°44'41"E	237.61'
L17	S2°41'59"E	9.52'
L18	S18°01'39"E	279.02'
L19	S75°10'57"W	504.76'
L20	S5°32'37"W	204.48'
L21	S83°53'02"E	52.22'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L22	S33°04'51"W	437.25'
L23	S87°00'10"W	429.51'
L24	N21°14'55"E	825.00'
L25	N33°23'20"E	544.13'
L26	N52°34'50"W	588.88'
L27	S41°15'54"W	180.58'
L28	S39°09'49"W	304.05'
L29	N68°49'23"W	393.12'
L30	N68°49'23"W	603.90'
L31	N35°58'56"E	744.65'
L32	N70°15'28"W	259.57'
L33	N50°38'20"E	196.30'
L34	S59°12'21"E	305.55'
L35	N37°24'04"E	253.61'
L36	N37°53'16"E	588.18'
L37	S58°54'29"E	211.84'
L38	N35°57'41"E	334.53'
L39	N41°42'33"W	226.97'
L40	N50°26'18"E	296.97'
L41	S42°33'40"E	597.94'

GENERAL NOTES

1. This survey was prepared without the benefit of a Title Report, which may reveal additional Easements, Right-of-Ways, and Building Restriction Lines that are not shown hereon.
2. For reference see:
   Tax Map 39, Grid 22, Parcel 357
   Deed Reference: Liber 4531 , Folio 255
3. The Boundary Survey for this plat was completed in August 2023, by BPR, LLC, Westminster, MD.
4. The Bearings Shown hereon are based on NAD 83/91, Determined by a GPS Session.

SURVEYOR'S CERTIFICATE

This is to certify that this survey was personally prepared by me or that I was in responsible charge over it's preparation and the surveying work reflected in it and that this Boundary Survey is in compliance with COMAR Sections 09.13.06.12 of the Minimum Standards of Practice as now adopted by the board for Professional Land Surveyors.

10/31/2023

Scott M. Landis Date
Professional Land Surveyor (Maryland No. 21613)
Expires/Renews: 8-18-2025

STATE OF MARYLAND · SCOTT M. LANDIS · No. 21613 · PROFESSIONAL LAND SURVEYOR

EXHIBIT D
RECONFIGURED PARCEL 357
-PARCEL LINE TABLE-
TANNERY 2 & TANNERY LLC PROPERTY
OLD MANCHESTER ROAD
7TH ELECTION DISTRICT
CARROLL COUNTY, MARYLAND

Drawn:	J. J. Matalavage
Checked:	S. M. Landis
Date:	8/28/2023
Project No. :	22-0516
Scale:	1 inch = 500 feet
Sheet:	1 of 1

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State of Maryland Land Instrument Intake Sheet

| | Baltimore City [X] County: Carroll

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

1	Deed		Mortgage		Other		Other
	Deed of Trust		Lease				

2 Conveyance Check Box

	Improved Sale Arms-Length *[1]*		Unimproved Sale Arms-Length *[2]*		Multiple Arms Length *[3]*		Not an Arms-Length Sale *[9]*

3 Tax (if Applicable) Cite or Explain Authority

Recordation	Deed of Reconfiguration- No Consideration
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration	Amount
Purchase Price/Consideration	0.00
Any New Mortgage	
Balance of Existing Mortgage	
Other:	
Other:	
Full Cash Value	

Finance Office Use Only	
Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$
x ( ) % =	$
Less Exemption Amount -	$
Total Transfer Tax =	$
Recordation Tax Consideration	$
x ( ) per $500 =	$
TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$75.00	$
Surcharge	$40.00	$
State Recordation Tax	$0.00	$
State Transfer Tax	$0.00	$
County Transfer Tax		$
Other		$

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	Var. LOG
07	-017472				[ ] (5)

Subdivision Name	Lot	Block(3b)	Sect/AR(	Plat Ref.	SqFt/Acreage(4)
				/	

Location/Address of Property Being Conveyed (2)

Old Manchester Road (parcel 357)
1001 Manchester Road (parcel 34)
334 Tannery Road, Westminster, MD 21157 (parcel 345)

Other Property Identifiers (if applicable)	Water Meter Account No.
07-025491 ; 07-017480	

Residential [X] or Non-Residential [ ]	Fee Simple [X] or Ground Rent [ ]	Amount: $N/A
Partial Conveyance? [ ] Yes [X] No	Description/Amt. of SqFt/Acreage Transferred:	N/A

If Partial Conveyance, List Improvements Conveyed: N/A

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
Tannery, L.L.C.	
Tannery 2 LLC	
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)
Tannery, L.L.C.	

New Owner's (Grantee) Mailing Address

1117 Greenspring Valley Road Lutherville Timonium, MD 21093

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

Amanda Hall

Firm: Lakeside Law Firm, LLC

Address: 531 Old Westminster Pike, Suite 209, Westminster, MD 21157

Phone: (443) 921-0055 FAX 410-992-9409

[ ] Return to Contact Person

[ ] Hold for Pickup

[X] Return Address Provided

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 [X] No Does transfer include personal property? If yes, identify: _____

[ ] Yes [X] No Was property surveyed? If yes, attach copy of survey (if recorded, no copy

Keh

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			Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

23-2054-CS

CARROLL COUNTY CIRCUIT COURT (Land Records) HD 11190, p. 0105, MSA_CE56_11180. Date available 02/12/2024. Printed 09/11/2025.