

State of Maryland Land Instrument Intake Sheet
[] Baltimore CITY [x] County: Howard
 Information provided is for 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)

LIBER 16053 FOLIO 080

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if Addendum Intake Form is Attached					
		<input checked="" type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other <input type="checkbox"/> Other <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Lease <input type="checkbox"/> <input type="checkbox"/>					
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale <input type="checkbox"/> Unimproved Sale <input type="checkbox"/> Multiple Accounts <input type="checkbox"/> Not an Arms- Arms-Length[1] Arms-Length[2] Arms-Length[3] Length Sale[9]					
3	Tax Exempt (if Applicable)	Recordation: State Transfer: -0- Consideration Deed - going into an LLC County Transfer:					
4	Consideration And Tax Calculations	Consideration Amount			Finance Office Use Only		
		Purchase Price/Consideration	\$		Transfer and Recordation Tax Consideration		
		Any New Mortgage	\$		Transfer Tax Consideration	\$	
		Balance of Existing Mortgage	\$		X ()% =	\$	
		Other:	\$		Less Exemption Amount -	\$	
					Total Transfer Tax =	\$	
		Other:	\$		Recordation Tax Consideration	\$	
					X () per \$500 =	\$	
		Full Cash Value	\$		TOTAL DUE	\$	
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:	
		Recording Charge	\$20.00	\$		Tax Bill:	
		Surcharge	\$40.00	\$			
			\$	\$			
		State Recordation Tax	\$\	\$		C.B. Credit	
		State Transfer Tax	\$\	\$			
		County Transfer Tax	\$	\$		Ag. Tax/Other:	
		Other	\$	\$			
		Total Fees	\$	\$			
6	Description of Property	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
			03-288374	5892 / 484			<input type="checkbox"/> (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref. Sq.Ft./Acreage(4)
		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).					
		Location/Address of Property Being Conveyed (2)					
		Underwood Road, Sykesville, MD 21784					
		Other Property Identifiers (if applicable)					Water Meter Account No.
		Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/>	Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/>	Amount:			
		Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No	Description/Amt. of SqFt/Acreage Transferred:				
		If Partial Conveyance, List Improvements Conveyed:					
		Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)		
		James Philip Jones					
		Ann Holmes Jones					
		Doc. 1 - Owner(s) of Record, if different from Grantor(s)			Doc. 2 - Owner(s) of Record, if Different from Grantor(s)		
		Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)		
		Indian Cave Farm, LLC					
		New Owner's (Grantee) Mailing Address					
		2921 Greenway Driv, Sykesville MD 21784					
		Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)		
		Instrument Submitted By or Contact Person					
		<input type="checkbox"/> Return to Contact Person					
		Name: Virginia Moore / File #4014-03907					
		<input type="checkbox"/> Hold for Pickup					
		Firm: Mid-Atlantic Settlement Services LLC					
		Address: 10 North Park Drive, Suite 100					
		Hunt Valley, MD 21030					
		Phone: (410-252-1208) Date Sent: 3/4/2015					
		<input checked="" type="checkbox"/> Return Address Provided					
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						
	Assessment	Yes	No	Will the property being conveyed be the grantee's principal residence?			
	Information	Yes	No	Does transfer include personal property? If yes, identify:			
		Yes	No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).			
		Yes	No				
		Assessment Use Only - Do Not Write Below This Line					
		<input type="checkbox"/> Terminal Verification <input type="checkbox"/> Agricultural Verification <input type="checkbox"/> Whole <input type="checkbox"/> Part <input type="checkbox"/> Tran. Process Verification					
		Transfer Number:		Date Received:		Deed Reference	
		Year	19	18	Geo.	Map	Sub
		Land			Zoning	Grid	Plat
		Buildings			Use	Parcel	Section
		Total			Town Co.	Ex. St.	Ex. Cd.
		Remarks:					

EXHIBIT "A" TO DEEDTax ID# 03-288374:

All that tract of land containing 15.8 acres, more or less, being the same tract of land which by deed dated January 21, 1958 and recorded among the Land Records of Howard County, Maryland at Liber 309, folio 398, was conveyed by John Ridgely Retzer and Virginia Retzer, his wife, to Ridgely Jones and Helen S. Jones, his wife.

BEING one of the parcels which by deed dated June 17, 1998, and recorded among the Land Records of Howard County, Maryland at Liber 4331, folio 698, was granted and conveyed by J. Phillip Jones and Ann Holmes Jones Koch, Personal Representatives of the Estate of Ridgely Jones to J. Phillip Jones and Ann Holmes Jones Koch, Trustees, the parcel being described therein as "Parcel 13".

BEING ALSO one of the parcels described in a Confirmatory Deed from Ridgely Jones and Helen S. Jones to Howard County, Maryland, dated October 15, 1987 and recorded among the Land Records of Howard County, Maryland at Liber 1743, folio 167, the parcel being described therein as "Parcel 13."

Prepared by:
Mid-Atlantic Settlement Services LLC
10 North Park Drive, Suite 100
Hunt Valley, MD 21030
410-252-1208
File# 4014-03907

LR - Deed (No-Taxes)
Recording Fee 20.00
Grantor/Grantee Name:
Indian Cave Farm
Reference/Control #: 49
LR - Deed (No-Taxes)
Surcharge 40.00
=====

SubTotal:	60.00
=====	
Total:	180.00

03/09/2015 01:12
CC13-VB
#3928551 CC0503 -
Howard Co
Columbia/CC05.03.04 -
Register 04

TITLE NOT EXAMINED
NO CONSIDERATION

THIS DEED, made this 29th day of October, 2001, by and among J. PHILIP JONES (also being known as JAMES PHILIP JONES), ANN HOLMES JONES KOCH (also being known as ANN HOLMES JONES) and HELEN S. JONES (hereinafter referred to as the "Grantors"), HELEN S. JONES (hereinafter referred to as the "Life Tenant"), and JAMES PHILIP JONES and ANN HOLMES JONES remaindermen (hereinafter referred to as the "Grantees").

WITNESSETH, that in consideration of the sum of Zero Dollars (\$0.00), the Grantors do hereby grant and convey to the Life Tenant, for and during the period of her natural life, and subject to the limitations and conditions hereinafter set forth but without reserving any other powers herein, and upon the death of the Life Tenant, then to JAMES PHILIP JONES an undivided ninety-four and twelve hundredths percent (94.12%) interest and to ANN HOLMES JONES an undivided five and eighty-eight hundredths percent (5.88%) interest, their heirs, personal representatives, successors and assigns, as tenants in common and not as joint tenants, in fee simple, all that lot of ground situate in Howard County, State of Maryland, and described on attached Exhibit A.

BEING one of the parcels which by deed dated June 17, 1998, and recorded among the Land Records of Howard County, Maryland at Liber 4331, folio 0698, was granted and conveyed by J. PHILIP JONES and ANN HOLMES JONES KOCH, Personal Representatives of the Estate of RIDGELY JONES to J. PHILIP JONES and ANN HOLMES JONES KOCH, Trustees. The parcel being conveyed hereby designated therein as "Parcel 13".

BEING also one of the parcels described in a Confirmatory Deed from RIDGELY JONES and HELEN S. JONES to Howard County, Maryland, dated October 15, 1987 and recorded among the Land Records of Howard County, Maryland at Liber 1743, folio 0167. The parcel being conveyed hereby designated therein as "Parcel 13".

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 property described herein to the Grantees, their heirs, personal representatives, successors and assigns, in fee simple, forever, as tenants in common and not as joint tenants, in the percentages set forth above, but reserving to the Life Tenant as aforesaid, a life estate in such property for her life without liability for waste, and without reserving any powers to the Life Tenant to sell, convey, or encumber the property described herein.

All Taxes on Assessments pertained to the Collector of Taxes for Howard County, Md. by 12/30/01 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales. 12/28/01

ST. DEPT. ASSMTS. & TAX

Ag. Transfer Tax Due In The

Amount Of: None to date Inter-family
Transfer 12/28/01

Further by signing below, each Grantor hereby affirms that he or she understands that under Tax-Property Article, Sections 14-1002 and 14-1003, a person who intentionally withholds information to evade payment or prevent proper collection of taxes or negligently provides false information in connection with a tax-related inquiry is guilty of a misdemeanor and, upon conviction, may be subject to the penalties prescribed.

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

WITNESS the hands and seals of the within Grantors:

WITNESS:

Maurice D. McShane (SEAL)
James Philip Jones
Maurice D. McShane (SEAL)
Ann Holmes Jones

STATE OF MARYLAND, COUNTY OF Howard, to wit:

I HEREBY CERTIFY, That on this 1st day of February, 2015, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared James Philip Jones and Ann Holmes Jones, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Deed, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Maurice D. McShane
Notary Public

My Commission Expires: 10/4/15

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

Lee M. Snyder Attorney

All Taxes and Assessments certified to the Collector of Taxes for Howard County, Md. by 9-9-10 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

LIBER 16053 FOLIO 076

3/9/2015 12:37 PM Csh 0031 Reg 0047
T/Ref 0047075045 Grp 000001 R/Lne 000002
01 - Main Location
\$0.00
Validation Number: 0047-082142
1000000000-1300-409910-1300000000-999999
9999999999

File# 4014-03907

WHEN RECORDED RETURN TO:

Indian Cave Farm, LLC
c/o Ann H. Jones
2921 Greenway Drive
Sykesville, MD 21784

Parcel ID# 03-288374

Parcel Number: 3288374
Doc Type: Deeds
Consideration Amount: \$0.00

TRANSFER FROM INDIVIDUALS CONDUCTING A REAL ESTATE ENTERPRISE
TO LIMITED LIABILITY COMPANY
Pursuant to the Annotated Code of Maryland Tax Property Article Section 12-108 (bb),
This transfer is NOT subject to recordation tax.

NO TITLE SEARCH MADE OR REQUESTED
DEED PREPARED WITHOUT LIABILITY TO GRANTEE OR GRANTOR

THIS DEED, Made this 1st day of February, 2015, by and between James Philip Jones and Ann Holmes Jones, parties of the first part, Grantors, and Indian Cave Farm, LLC, a Maryland limited liability company, party of the second part, Grantee.

WHEREAS, this Deed is made in compliance with Section 12-108(bb)(2) of the Tax Property Article, Annotated Code of Maryland, as an instrument of writing that transfers title to real property from the individual or individuals conducting a real estate enterprise to a limited liability company and is not subjected to recordation tax because:

- (i) the transfer is for no consideration other than the issuance of membership interests in the limited liability company;
- (ii) the members of the limited liability company are identical to the individuals who are the grantors named herein;
- (iii) each member's allocation of the profits and losses of the limited liability company is identical to that allocation of the profits and losses of the conveying individuals' real estate enterprise;
- (iv) the transfer is part of a discontinuation of the individuals' real estate enterprise; and
- (v) all real property owned by the individuals and used in the conduct of this real estate enterprise is being conveyed to a single limited liability company.

WITNESSETH, that in consideration of the sum of **ZERO and 00/100 DOLLARS (\$00.00)** and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said parties of the first part do grant and convey unto the said party of the second part, its successors and/or assigns, in **fee simple**, all that lot or parcel of ground situate in Howard County, State of Maryland, and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
FOR THE LEGAL DESCRIPTION**

BEING the same property which by Deed dated October 29, 2001 and recorded among the Land Records of Howard County in Liber 5892, folio 479, was granted and conveyed by from J. Philip Jones, a/k/a James Philip Jones, Ann Holmes Jones Koch, a/k/a Ann Holmes Jones, unto Helen S. Jones, as life tenant with no powers of disposition, and the remainder to go to James Philip Jones and Ann Holmes Jones. The said Helen S. Jones, the life tenant as set out in said Deed, has since departed this life, on or about February 27, 2011, thereby vesting sole title in her remaindermen, the aforesaid James Philip Jones and Ann Holmes Jones, as tenants in common.

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

TO HAVE AND TO HOLD the said lots 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 party of the second part, its successors and/or assigns, in fee simple.

ST. DEED & TAX
Ag. Tax Due In The
Lot
3/9/15

Deed 4014-03907

Underwood Road, Sykesville, MD 21784

LIBER 16053 FOLIO 077

Further by signing below, each Grantor hereby affirms that he or she understands that under Tax-Property Article, Sections 14-1002 and 14-1003, a person who intentionally withholds information to evade payment or prevent proper collection of taxes or negligently provides false information in connection with a tax-related inquiry is guilty of a misdemeanor and, upon conviction, may be subject to the penalties prescribed.

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

WITNESS the hands and seals of the within Grantors:

WITNESS:

Maureen D. McShane James Philip Jones (SEAL)
James Philip Jones
Maureen D. McShane Ann Holmes Jones (SEAL)
Ann Holmes Jones

STATE OF MARYLAND, COUNTY OF Howard, to wit:

I HEREBY CERTIFY, That on this 1st day of February, 2015, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared James Philip Jones and Ann Holmes Jones, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Deed, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Maureen D. McShane
Notary Public

My Commission Expires: 10/4/15

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

Lee M. Snyder Attorney

All Taxes and Assessments certified to the Collector of Taxes for Howard County, Md. by 39.10 have been paid. This statement is for the purpose of permitting redemption and is not evidence against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

LIBER 16053 FOLIO 078

WITNESS the hand and seal of the within Grantee:

WITNESS:

Indian Cave Farm, LLC, a Maryland
limited liability company

Maureen D. McShane By: James Philip Jones (SEAL)
Authorized Signatory: James Philip Jones
Printed Name and Title: Member

Maureen D. McShane By: Ann H. Jones (SEAL)
Authorized Signatory: Ann H. Jones
Printed Name and Title: Member

STATE OF MARYLAND, COUNTY OF Howard, to wit:

I HEREBY CERTIFY, That on this 1st day of February, 2015, before me, the
subscriber, a Notary Public of the State aforesaid, personally appeared James Philip Jones and
Ann Holmes Jones, Members of and Authorized Signatories for Indian Cave Farm, LLC,
Grantees, known to me (or satisfactorily proven) to be the persons whose names are subscribed to
the within Deed, who signed the same in my presence, and acknowledged that they executed the
same for the purposes therein contained, and in the capacities therein stated.

AS WITNESS my hand and Notarial Seal.

Maureen D. McShane
Notary Public

My Commission Expires: 6/4/15

Prepared by:
Mid-Atlantic Settlement Services LLC
10 North Park Drive, Suite 100
Hunt Valley, MD 21030
410-252-1208
File# 4014-03907



State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: HOWARD

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)

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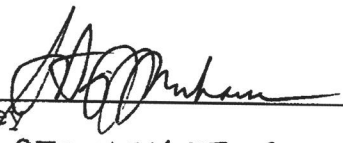
EXHIBIT A

All that tract of land containing 15.8 acres, more or less, being the same tract of land which by deed dated January 21, 1958 and recorded among the Land Records of Howard County, Maryland at Liber 309, Folio 398, was conveyed by John Ridgely Retzer and Virginia Retzer, his wife, to Ridgely Jones and Helen S. Jones, his wife.

IMP FD SURE \$	5.00
RECORDING FEE	20.00
TOTAL	25.00
Res# H003	Rcpt # 43477
MDR PJR	BLK # 532
Jan 02, 2002	03:50 PM

ATTORNEY CERTIFICATION

I HEREBY CERTIFY that this Deed was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland. At the request of the Grantor (or Grantee) no title search was made and the Deed was prepared solely on the basis of information supplied by the Grantor.



Attorney
STANLEY J. NEUHAUSER

Return to:
Hodes, Ulman, Pessin & Katz, P.A.
901 Dulaney Valley Road
Suite 400
Towson, Maryland 21204

State of Maryland Land Instrument Intake Sheet
[] Baltimore CITY [X] County: Howard
Information provided is for 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)

LIBER 16053 FOLIO 075

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if Addendum Intake Form is Attached <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other <input type="checkbox"/> Other <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Lease <input type="checkbox"/>					
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale <input type="checkbox"/> Unimproved Sale <input type="checkbox"/> Multiple Accounts <input type="checkbox"/> Not an Arms- Arms-Length[1] Arms-Length[2] Arms-Length[3] Length Sale[9]					
3	Tax Exempt (if Applicable)	Recordation:	-0- consideration deed - going into an LLC				
4	Cite or Explain Authority	State Transfer:					
4	Consideration And Tax Calculations	County Transfer:					
		Consideration Amount		Finance Office Use Only			
		Purchase Price/Consideration	\$	Transfer Tax Consideration	\$		
		Any New Mortgage	\$	X () % =	\$		
		Balance of Existing Mortgage	\$	Less Exemption Amount -	\$		
		Other:	\$	Total Transfer Tax =	\$		
		Other:	\$	Recordation Tax Consideration	\$		
				X () per \$500 =	\$		
		Full Cash Value	\$	TOTAL DUE	\$		
5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$20.00	\$			
		Surcharge	\$40.00	\$	Tax Bill:		
		State Recordation Tax	\$	\$			
		State Transfer Tax	\$	\$	C.B. Credit		
		County Transfer Tax	\$	\$			
		Other	\$	\$	Ag. Tax/Other:		
		Total Fees	\$	\$			
6	Description of Property	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
		03-288358		5892 / 494			<input type="checkbox"/> (5)
		Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	Sq.Ft./Acreage(4)
		Location/Address of Property Being Conveyed (2)					
		Underwood Road, Sykesville, MD 21784					
		Other Property Identifiers (if applicable)					
		Water Meter Account No.					
		Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/>	Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/>	Amount:			
		Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No	Description/Amt. of SqFt/Acreage Transferred:				
		If Partial Conveyance, List Improvements Conveyed:					
7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)		
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		Ann Holmes Jones					
		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)		
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		New Owner's (Grantee) Mailing Address					
		2924 Greenway Drive, Sykesville MD 21784					
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				<input type="checkbox"/> Return to Contact Person	
		Name: Virginia Moore / File #4014-03906					
		Firm: Mid-Atlantic Settlement Services LLC				<input type="checkbox"/> Hold for Pickup	
		Address: 10 North Park Drive, Suite 100					
		Hunt Valley, MD 21030				<input checked="" type="checkbox"/> Return Address Provided	
		Phone: (410-252-1208) Date Sent: 3/4/2015					
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						
	Assessment	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Will the property being conveyed be the grantee's principal residence?				
	Information	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Does transfer include personal property? If yes, identify:				
		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).				
	Assessment Use Only - Do Not Write Below This Line						
	<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran. Process Verification		
	Transfer Number:	Date Received:	Deed Reference		Assigned Property No.		
	Year	19	18	Geo.	Map	Sub	Block
	Land			Zoning	Grid	Plat	Lot
	Buildings			Use	Parcel	Section	Occ Cd.
	Total			Town Co.	Ex. St.	Ex. Cd.	
	Remarks:						

Noyes, Sr., to Ridgely Jones and Helen S. Jones, his wife.

SAVING AND EXCEPTING all that tract or parcel of land described in a deed dated July 19, 1966 from Ridgely Jones, and Helen S. Jones, his wife, and Lorena Ridgely Jones to James Philip Jones and Sharon O'F. Jones, his wife, and recorded among the Land Records of Howard County, Maryland in Liber 456, folio 643 and containing 1.000 acres of land, more or less.

FURTHER SAVINGS AND EXCEPTING all that tract or parcel of land described in a deed dated July 21, 1998 from J. Philip Jones and Ann Holmes Jones Koch, Trustees and Helen S. Jones to Timothy J. Jones and Mitzi L. Jones, his wife, and recorded among the Land Records of Howard County, Maryland in Liber 4336, folio 467.

SUBJECT, however, to a 20 feet wide right-of-way described in a deed dated July 19, 1966 from Ridgely Jones and Helen S. Jones, his wife, to James Philip Jones and Sharon O'F. Jones, his wife, and recorded among the Land Records of Howard County, Maryland in Liber 456, folio 643.

BEING one of the parcels which by deed dated June 17, 1998, and recorded among the Land Records of Howard County, Maryland at Liber 4331, folio 698, was granted and conveyed by J. Philip Jones and Ann Holmes Jones Koch, Personal Representatives of the Estate of Ridgely Jones to J. Philip Jones and Ann Holmes Jones Koch, Trustees, the parcel conveyed therein being designated therein as "Parcel 2".

BEING ALSO one of the parcels described in a Confirmatory Deed from Ridgely Jones and Helen S. Jones to Howard County, Maryland, dated October 15, 1987 and recorded among the Land Records of Howard County, Maryland at Liber 1743, folio 167, the parcel conveyed therein being designated as "Parcel 2".

Prepared by:
Mid-Atlantic Settlement Services LLC
10 North Park Drive, Suite 100
Hunt Valley, MD 21030
410-252-1208
File# 4014-03906

LR - Deed (No-Taxes)
Recording Fee 20.00
Grantor/Grantee Name:
Indian Cave Farm
Reference/Control #: 48
LR - Deed (No-Taxes)
Surcharge 40.00

SubTotal: 60.00

Total: 180.00

03/09/2015 01:12

CC13-VB

#3928551 CC0503 -

Howard Co

Columbia/CC05.03.04 -

Register 04

LIBER 16053 FOLIO 073

EXHIBIT "A" TO DEED

Tax ID# 03-288358:

BEGINNING at a 1 inch iron pipe found at the end of the second or North 89 degrees 25 minutes 48 seconds East 877.93 foot line of a boundary agreement dated December 26, 1972 between Ridgely Jones and Helen S. Jones, his wife, parties of the first part, and Mildred Elaine Van Aelst, John J. Noyes, Harvey W. Noyes and George H. Noyes, Sr., parties of the second part, and recorded among the Land Records of Howard County, Maryland in Liber 628, folio 162, and running with and binding on the aforesaid boundary agreement, the following five courses on a meridian referred to as Maryland State Grid North, as now surveyed by the County Department of Public Works, Bureau of Engineering, Survey and Drafting Division:

- 1) South 54 degrees 07 minutes 37 seconds East 543.16 feet to a stone found, thence;
- 2) North 63 degrees 22 minutes 56 seconds East 487.34 feet to a stone found, thence;
- 3) North 52 degrees 15 minutes 28 seconds West 263.11 feet to an angle iron found in a stream, thence;
- 4) North 77 degrees 31 minutes 44 seconds East 683.63 feet to an iron pipe found, thence;
- 5) North 54 degrees 06 minutes 50 seconds East 191.78 feet to an iron pipe found next to a stone, thence leaving the aforesaid boundary agreement, and running with a portion of the sixth or North 58 degrees East 19.5 perch line of a deed dated March 16, 1939 from J. Riggs Donovan to Ridgely Jones, and recorded among the Land Records of Howard County, Maryland in Liber 163, folio 145; said portion on the aforesaid Maryland State Grid North as now surveyed by the County Department of Public Works, Bureau of Engineering, Survey and Drafting Division;
- 6) North 40 degrees 19 minutes 19 seconds East 115.70 feet to an iron pipe found at the end thereof; thence with the division line between the secondly mentioned deed herein, and the lot conveyed to James W. Thomas by a deed recorded among the Land Records of Howard County, Maryland in Liber 67, folio 330;
- 7) North 70 degrees 44 minutes 22 seconds East 736.12 feet to a stone found at the beginning of the third or South 27 degrees East 30-3/5 perch line of a deed dated March 29, 1901 from James M. Gaither and Theresa A. Gaither, his wife, to John T. Ridgely and recorded among the Land Records of Howard County, Maryland in Liber 82, folio 236, thence running with the lastly mentioned line as now surveyed;
- 8) South 33 degrees 20 minutes 01 seconds East 508.52 feet to a stone found at the end thereof, thence running with the 9th or South 09 degrees 45 minutes East 48 perch line of the secondly mentioned deed herein;
- 9) South 14 degrees 52 minutes 10 seconds East 1385.32 feet to a stone found at a fence corner, thence with the remainder of the lines as recited in the secondly mentioned deed herein with bearing adjusted to the Maryland State Grid North;
- 10) South 68 degrees 22 minutes 50 seconds West 544.50 feet to a point, thence;
- 11) South 62 degrees 52 minutes 50 seconds West 1386.00 feet to a point, thence;
- 12) North 50 degrees 07 minutes 10 seconds West 206.25 feet to a point, thence;
- 13) South 31 degrees 52 minutes 50 seconds West 445.50 feet to a point; thence;
- 14) North 63 degrees 07 minutes 10 seconds West 1699.50 feet to a point, thence;
- 15) North 20 degrees 22 minutes 50 seconds East 816.75 feet to a point, thence;
- 16) South 75 degrees 37 minutes 10 seconds East 330.00 feet to a point, thence;
- 17) North 11 degrees 28 minutes 24 seconds East 753.05 feet to the point of beginning, containing 135.2125 acres of land, more or less.

BEING all those same tracts or parcels of land by deed dated March 16, 1939 and recorded among the Land Records of Howard County, Maryland in Liber 163, folio 145, were granted and conveyed by J. Riggs Donovan to Ridgely Jones; and by a deed and agreement dated December 26, 1972 and recorded among the Land Records of Howard County, Maryland, in Liber 628, folio 162 from Mildred Elaine Van Aelst, John J. Noyes, Harvey W. Noyes and George H.

WITNESS the hand and seal of the within Grantee:

WITNESS:

Indian Cave Farm, LLC, a Maryland
limited liability company

Maurice D. McShane By: James Philip Jones (SEAL)
Authorized Signatory: James Philip Jones
Printed Name and Title: Member

Maurice D. McShane By: Ann H. Jones (SEAL)
Authorized Signatory: Ann H. Jones
Printed Name and Title: Member

STATE OF MARYLAND, COUNTY OF Howard, to wit:

I HEREBY CERTIFY, That on this 1st day of February 2015, before me, the
subscriber, a Notary Public of the State aforesaid, personally appeared James Philip Jones and
Ann Holmes Jones, Members of and Authorized Signatories for Indian Cave Farm, LLC,
Grantee, known to me (or satisfactorily proven) to be the persons whose names are subscribed to
the within Deed, who signed the same in my presence, and acknowledged that they executed the
same for the purposes therein contained, and in the capacities therein stated.

AS WITNESS my hand and Notarial Seal.

Maurice D. McShane
Notary Public

My Commission Expires: 10/4/15

Prepared by:
Mid-Atlantic Settlement Services LLC
10 North Park Drive, Suite 100
Hunt Valley, MD 21030
410-252-1208
File# 4014-03906



Further by signing below, each Grantor hereby affirms that he or she understands that under Tax-Property Article, Sections 14-1002 and 14-1003, a person who intentionally withholds information to evade payment or prevent proper collection of taxes or negligently provides false information in connection with a tax-related inquiry is guilty of a misdemeanor and, upon conviction, may be subject to the penalties prescribed.

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

WITNESS the hands and seals of the within Grantors:

WITNESS:

Maureen D. McShane (SEAL)
James Philip Jones
Maureen D. McShane (SEAL)
Ann Holmes Jones

STATE OF MARYLAND, COUNTY OF Howard, to wit:

I HEREBY CERTIFY, That on this 1st day of February, 2015, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared James Philip Jones and Ann Holmes Jones, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Deed, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Maureen D. McShane
Notary Public

My Commission Expires: 10/4/15

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

Lee M. Snyder
Lee M. Snyder, Attorney



All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. by 3-9-15 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, does it guarantee satisfaction of outstanding tax roles.

LIBER 16053 FOLIO 070

3/9/2015 12:35 PM Csh 0031 Reg 0047
T/Ref 0047075045 Grp 000001 R/Lne 000001
01 - Main Location 000048
\$0.00
Validation Number: 0047-082141
1000000000-1300-409910-1300000000-999999
9999999999
Parcel Number: 3288358
Doc Type: Deeds
Consideration Amount: \$0.00

File# 4014-03906

WHEN RECORDED RETURN TO:

Indian Cave Farm, LLC
c/o Ann H. Jones
2921 Greenway Drive
Sykesville, MD 21784

Parcel ID# 03-288358

**TRANSFER FROM INDIVIDUALS CONDUCTING A REAL ESTATE ENTERPRISE
TO LIMITED LIABILITY COMPANY**

Pursuant to the Annotated Code of Maryland Tax Property Article Section 12-108 (bb),
This transfer is NOT subject to recordation tax.

**NO TITLE SEARCH MADE OR REQUESTED
DEED PREPARED WITHOUT LIABILITY TO GRANTEE OR GRANTOR**

THIS DEED, Made this 1st day of February, 2015, by and between James Philip Jones and Ann Holmes Jones, parties of the first part, Grantors, and Indian Cave Farm, LLC, a Maryland limited liability company, party of the second part, Grantee.

WHEREAS, this Deed is made in compliance with Section 12-108(bb)(2) of the Tax Property Article, Annotated Code of Maryland, as an instrument of writing that transfers title to real property from the individual or individuals conducting a real estate enterprise to a limited liability company and is not subjected to recordation tax because:

- (i) the transfer is for no consideration other than the issuance of membership interests in the limited liability company;
- (ii) the members of the limited liability company are identical to the individuals who are the grantors named herein;
- (iii) each member's allocation of the profits and losses of the limited liability company is identical to that allocation of the profits and losses of the conveying individuals' real estate enterprise;
- (iv) the transfer is part of a discontinuation of the individuals' real estate enterprise; and
- (v) all real property owned by the individuals as used in the conduct of this real estate enterprise is being conveyed to a single limited liability company.

WITNESSETH, that in consideration of the sum of ZERO and 00/100 DOLLARS (\$00.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said parties of the first part do grant and convey unto the said party of the second part, its successors and/or assigns, in fee simple, all that lot or parcel of ground situate in Howard County, State of Maryland, and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
FOR THE LEGAL DESCRIPTION**

BEING the same property which by Deed dated October 29, 2001 and recorded among the Land Records of Howard County in Liber 5892, folio 489, was granted and conveyed by from J. Phillip Jones, a/k/a James Philip Jones, Ann Holmes Jones Koch, a/k/a Ann Holmes Jones, unto Helen S. Jones, as life tenant with no powers of disposition, and the remainder to go to James Philip Jones and Ann Holmes Jones. The said Helen S. Jones, the life tenant as set out in said Deed, has since departed this life, on or about February 27, 2011, thereby vesting sole title in her remaindermen, the aforesaid James Philip Jones and Ann Holmes Jones, as tenants in common.

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

TO HAVE AND TO HOLD the said lots 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 party of the second part, its successors and/or assigns, in fee simple.

ST. DEPT. ASSMTS. & TAX
Ag. Transfer Tax Due In The
Amount Of: 0.00
LOT 319115

Deed 4014-03906

Underwood Road, Sykesville, MD 21784

L

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: HOWARD

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	(<input type="checkbox"/> Check Box if Addendum Intake Form is Attached.)						
		<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other			
2	Conveyance Type Check Box	<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease	<input type="checkbox"/> Multiple Accounts	<input type="checkbox"/> Not an Arms-Length Sale			
		<input type="checkbox"/> Improved Sale	<input type="checkbox"/> Unimproved Sale	<input type="checkbox"/> Arms-Length [1]	<input type="checkbox"/> Arms-Length [2]			
3	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation	<u>GRANTORS AS SON, DAUGHTER AND</u>					
		State Transfer	<u>MOTHER TO MOTHER AS LIFE TENANT</u>					
		County Transfer	<u>AND CHILDREN AS REMAINDERMEN</u>					
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only				
		Purchase Price/Consideration	\$ <u>2</u>	Transfer and Recordation Tax Consideration				
		Any New Mortgage	\$	Transfer Tax Consideration	\$			
		Balance of Existing Mortgage	\$	X () % =	\$			
		Other:	\$	Less Exemption Amount	\$			
		Other:	\$	Total Transfer Tax	\$			
5	Fees	Amount of Fees		Doc. 1				
		Recording Charge	\$ <u>20.00</u>	Doc. 2				
		Surcharge	\$ <u>5.00</u>	Agent:				
		State Recordation Tax	\$	Tax Bill:				
		State Transfer Tax	\$	C.B. Credit:				
		County Transfer Tax	\$	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	
		<u>03</u>	<u>288358</u>	<u>43311698</u>	<u>9</u>	<u>2</u>	<input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
								<u>134.21 AC</u>
		Location / Address of Property Being Conveyed (2)						
		<u>UNDERWOOD ROAD</u>						
		Other Property Identifiers (if applicable)						
		Water Meter Account No.						
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:						
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:						
7	Transferred From	Doc. 1 - Grantor(s) Name(s)					Doc. 2 - Grantor(s) Name(s)	
		<u>J. PHILIP JONES AIKIA JAMES PHILIP JONES, ANN HOLMES</u>						
		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)	
		<u>HELEN S. JONES, LIFE TENANT AND JAMES PHILIP JONES</u>						
		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					<input checked="" type="checkbox"/> Return to Contact Person	
		Name: <u>LEDONNA BERMAN</u>					<input type="checkbox"/> Hold for Pickup	
		Firm: <u>HODES, ULMAN, PESSIN + KATZ</u>					<input checked="" type="checkbox"/> Return Address Provided	
11	Assessment Information	Address: <u>901 DULANEY VALLEY ROAD #400</u>						
		TOWSON, MD. 21204 Phone: (410) 938-8800						
		IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						
		Will the property being conveyed be the grantee's principal residence?						
		Does transfer include personal property? If yes, identify:						
		Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).						
Assessment Use Only - Do Not Write Below This Line								
<input type="checkbox"/> Terminal Verification <input type="checkbox"/> Agricultural Verification <input type="checkbox"/> Whole <input type="checkbox"/> Part <input type="checkbox"/> 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:								
Distribution: White - Clerk's Office Canary - SDAT Pink - Office of Finance Goldenrod - Preparer AOC-CC-300 (6/95)								

LIBER 5892 FOLIO 0494

SUBJECT however to a 20 feet wide right-of-way described in a deed dated July 19, 1966 from Ridgely Jones, and Helen S. Jones, his wife, and Lorena Ridgely Jones to James Phillip Jones and Sharon O'F. Jones, his wife, and recorded among the Land Records of Howard County, Maryland in Liber 456, Folio 643.

IMP. FD SURE \$	5.00
RECORDING FEE	20.00
TOTAL	25.00
Reg# MD83	Rcpt # 43477
MDR PJR	Blk # 534
Jan 02, 2002	03:51 pm

- 8) South 33° 20' 01" East 508.52 feet to a stone found at the end thereof, thence running with the 9th or South 9° 45' E 48 perch line of the secondly mentioned deed herein;
- 9) South 14° 52' 10" East 1385.32 feet to a stone found at a fence corner, thence with the remainder of the lines as recited in the secondly mentioned deed herein with bearing adjusted to the Maryland State Grid North;
- 10) South 68° 22' 50" West 544.50 feet to a point, thence;
- 11) South 62° 52' 50" West 1386.00 feet to a point, thence;
- 12) North 50° 07' 10" West 206.25 feet to a point thence;
- 13) South 31° 52' 50" West 445.50 feet to a point, thence;
- 14) North 63° 07' 10" West 1699.50 feet to a point, thence;
- 15) North 20° 22' 50" East 816.75 feet to a point, thence;
- 16) South 75° 37' 10" East 330.00 feet to a point, thence;
- 17) North 11° 28' 24" East 753.05 feet to the point of beginning, containing 135.2125 acres of land, more or less.

BEING all those same tracts or parcels of land by deeded dated March 16, 1939 and recorded among the Land Records of Howard County, Maryland in Liber 163, Folio 145 granted and conveyed by J. Riggs Donovan to Ridgely Jones; and by a deed and agreement dated December 26, 1972 and recorded among the Land Records of Howard County, Maryland in Liber 628, Folio 162 from Mildred Elaine Van Aelst, John J. Noyes, Harvey W. Noyes and George H. Noyes, Sr., to Ridgely Jones and Helen S. Jones, his wife.

SAVING AND EXCEPTING all that tract or parcel of land described in a deed dated July 19, 1966 from Ridgely Jones, and Helen S. Jones, his wife, and Lorena Ridgely Jones to James Phillip Jones and Sharon O'F. Jones, his wife, and recorded among the Land Records of Howard County, Maryland in Liber 456, Folio 643 and containing 1.000 acres of land, more or less.

FURTHER SAVING AND EXCEPTING all that tract or parcel of land described in a deed dated July 21, 1998 from J. Phillip Jones and Ann Holmes Jones Koch, Trustees and Helen S. Jones to Timothy J. Jones and Mitzi L. Jones, his wife, and recorded among the Land Records of Howard County, Maryland in Liber 4336, Folio 467.

EXHIBIT A

BEGINNING at a 1" iron pipe found at the end of the second or North 89° 25' 48" East 877.93 foot line of a boundary agreement dated December 26, 1972 between Ridgely Jones and Helen S. Jones, his wife, parties of the first part, and Mildred Elaine Van Aelst, John J. Noyes, Harvey W. Noyes and George H. Noyes, Sr., parties of the second part, and recorded among the Land Records of Howard County Maryland in Liber 628, Folio 162 and running with and binding on the aforesaid boundary agreement, the following five courses on a meridan referred to as Maryland State Grid North, as now surveyed by the County Department of Public Works, Bureau of Engineering, Survey and Drafting Division:

- 1) South 54° 07' 37" East 543.16 feet to a stone found, thence;
- 2) North 63° 22' 56" East 487.34 feet to a stone found, thence;
- 3) North 52° 15' 28" West 263.11 feet to an angle iron found in a stream, thence;
- 4) North 77° 31' 44" East 683.63 feet to an iron pipe found thence;
- 5) North 54° 06' 50" East 191.78 feet to an iron pipe found next to a stone, thence leaving the aforesaid boundary agreement, and running with a portion of the sixth or North 58° East 19.5 perch line of a deed dated March 16, 1939 from J. Riggs Donovan to Ridgely Jones, and recorded among the Land Records of Howard County, Maryland in Liber 163, Folio 145; said portion on the aforesaid Maryland State Grid North as now surveyed by the County Department of Public Works, Bureau of Engineering, Survey and Drafting Division;
- 6) North 40° 19' 19" East 115.70 feet to an iron pipe found at the end thereof; thence with the division line between the secondly mentioned deed herein, and the lot conveyed to James W. Thomas by a deed recorded among the Land Records of Howard County, Maryland in Liber 67, Folio 330;
- 7) North 70° 44' 22" East 736.12 feet to a stone found at the beginning of the third or South 27° East 30-3/5 perch line of a deed dated March 29, 1901 from James M. Gaither and Theresa A. Gaither, his wife, to John T. Ridgely and recorded among the Land Records of Howard County, Maryland in Liber 82, Folio 236, thence running with the lastly mentioned line as now surveyed;

ATTORNEY CERTIFICATION

I HEREBY CERTIFY that this Deed was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland. At the request of the Grantor (or Grantee) no title search was made and the Deed was prepared solely on the basis of information supplied by the Grantor.

Attorney

Stanley J. Neuhauser
STANLEY J. NEUHAUSER

Return to:
Hodes, Ulman, Pessin & Katz, P.A.
901 Dulaney Valley Road
Suite 400
Towson, Maryland 21204

WITNESS the hands and seals of the Grantors.

TEST:

[Signature]
[Signature]
[Signature]

J. Philip Jones (SEAL)
 J. PHILIP JONES, Trustee

Ann Holmes Jones Koch (SEAL)
 ANN HOLMES JONES KOCH, Trustee

Helen S. Jones (SEAL)
 HELEN S. JONES

STATE OF MARYLAND

COUNTY OF Harford, TO WIT:

I HEREBY CERTIFY that on this 29th day of October, 2001, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared J. PHILIP JONES, ANN HOLMES JONES KOCH and HELEN S. JONES, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and who acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

DAPHNE N. VASOLD
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND

COMMISSION EXPIRES OCT. 8, 2002

Daphne Vasold (SEAL)
 Notary Public

My Commission Expires: 10/8/02

Revised: October 25, 2001
 G:\files\DEEDS\2001\Jones-Parcel2.ded

TITLE NOT EXAMINED
NO CONSIDERATION

THIS DEED, made this 29th day of October, 2001, by and among J. PHILIP JONES (also being known as JAMES PHILIP JONES), ANN HOLMES JONES KOCH (also being known as ANN HOLMES JONES) and HELEN S. JONES (hereinafter referred to as the "Grantors"), HELEN S. JONES (hereinafter referred to as the "Life Tenant"), and JAMES PHILIP JONES and ANN HOLMES JONES remaindermen (hereinafter referred to as the "Grantees").

WITNESSETH, that in consideration of the sum of Zero Dollars (\$0.00), the Grantors do hereby grant and convey to the Life Tenant, for and during the period of her natural life, and subject to the limitations and conditions hereinafter set forth but without reserving any other powers herein, and upon the death of the Life Tenant, then to JAMES PHILIP JONES an undivided ninety-four and twelve hundredths percent (94.12%) interest and to ANN HOLMES JONES an undivided five and eighty-eight hundredths percent (5.88%) interest, their heirs, personal representatives, successors and assigns, as tenants in common and not as joint tenants, in fee simple, all that lot of ground situate in Howard County, State of Maryland, and described on attached Exhibit A.

BEING one of the parcels which by deed dated June 17, 1998, and recorded among the Land Records of Howard County, Maryland at Liber 4331, folio 0698, was granted and conveyed by J. PHILIP JONES and ANN HOLMES JONES KOCH, Personal Representatives of the Estate of RIDGELY JONES to J. PHILIP JONES and ANN HOLMES JONES KOCH, Trustees. The parcel being conveyed hereby designated therein as "Parcel 2".

BEING also one of the parcels described in a Confirmatory Deed from RIDGELY JONES and HELEN S. JONES to Howard County, Maryland, dated October 15, 1987 and recorded among the Land Records of Howard County, Maryland at Liber 1743, folio 0167. The parcel being conveyed hereby designated therein as "Parcel 2".

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 property described herein to the Grantees, their heirs, personal representatives, successors and assigns, in fee simple, forever, as tenants in common and not as joint tenants, in the percentages set forth above, but reserving to the Life Tenant as aforesaid, a life estate in such property for her life without liability for waste, and without reserving any powers to the Life Tenant to sell, convey, or encumber the property

All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. by 2/3/01 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

ST. DEPT. ASSMTS. & TAX
 Ag. Transfer Tax Due in The
 Amount 0.00 12/1/01
Transfer Family

HOWARD COUNTY CIRCUIT COURT (Land Records) WAR 16053, p. 0069, MSA_CE53_16044, Date available 03/13/2015, Printed 05/28/2019.

State of Maryland Land Instrument Intake Sheet
[] Baltimore CITY [X] County: Howard
Information provided is for 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)

LIBER | 6053 FOLIO 069

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if Addendum Intake Form is Attached <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other <input type="checkbox"/> Other <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Lease <input type="checkbox"/> _____ <input type="checkbox"/> _____					
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale <input type="checkbox"/> Unimproved Sale <input type="checkbox"/> Multiple Accounts <input type="checkbox"/> Not an Arms- Arms-Length[1] Arms-Length[2] Arms-Length[3] Length Sale[9]					
3	Tax Exempt (if Applicable)	Recordation: State Transfer: -0- Consideration Deed - going into an LLC County Transfer:					
4	Consideration And Tax Calculations	Consideration Amount			Finance Office Use Only		
		Purchase Price/Consideration	\$	-0-	Transfer and Recordation Tax Consideration		
		Any New Mortgage	\$		Transfer Tax Consideration	\$	
		Balance of Existing Mortgage	\$		X () % =	\$	
		Other:	\$		Less Exemption Amount -	\$	
					Total Transfer Tax =	\$	
		Other:	\$		Recordation Tax Consideration	\$	
					X () per \$500 =	\$	
		Full Cash Value	\$		TOTAL DUE	\$	
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:	
		Recording Charge	\$20.00	\$			
		Surcharge	\$40.00	\$		Tax Bill:	
			\$	\$			
		State Recordation Tax	\$	\$		C.B. Credit	
		State Transfer Tax	\$	\$			
		County Transfer Tax	\$	\$			
		Other	\$	\$		Ag. Tax/Other:	
		Total Fees	\$	\$			
6	Description of Property	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
			03-288366	5892 / 484			<input type="checkbox"/> (5)
		Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	Sq.Ft./Acreage(4)
		Location/Address of Property Being Conveyed (2)					
		1485 Underwood Road, Sykesville, MD 21784					
		Other Property Identifiers (if applicable)				Water Meter Account No.	
		Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/>	Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/>	Amount:			
		Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No	Description/Amt. of SqFt/Acreage Transferred:				
		If Partial Conveyance, List Improvements Conveyed:					
7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)		
		James Philip Jones					
		Ann Holmes Jones					
		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)		
		Indian Cave Farm, LLC					
		New Owner's (Grantee's) Mailing Address					
		2931 Greenway Drive Sykesville MD 21784					
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				<input type="checkbox"/> Return to Contact Person	
		Name: Virginia Moore / File #4014-03905					
		Firm: Mid-Atlantic Settlement Services LLC				<input type="checkbox"/> Hold for Pickup	
		Address: 10 North Park Drive, Suite 100					
		Hunt Valley, MD 21030				<input checked="" type="checkbox"/> Return Address Provided	
		Phone: (410-252-1208) Date Sent: 3/4/2015					
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 required).		
	Assessment Use Only - Do Not Write Below This Line						
	<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran. Process Verification		
	Transfer Number:	Date Received:	Deed Reference		Assigned Property No.		
	Year	19	18	Geo.	Map	Sub	Block
	Land			Zoning	Grid	Plat	Lot
	Buildings			Use	Parcel	Section	Occ Cd.
	Total			Town Co.	Ex. St.	Ex. Cd.	
	Remarks:						

EXHIBIT "A" TO DEED

Tax ID# 03-288366:

All that tract of land containing 199.125 acres, more or less, being comprised of two parcels of property more particularly described as follows:

One: Being that same land which by deed dated July 24, 1933 and recorded among the Land Records of Howard County, Maryland at Liber 146, folio 48, was conveyed by Richard Dorsey, Trustee, to Lorena Ridgely Jones and containing 163.125 acres of land, more or less.

Two: Being the same land which by deed dated January 1, 1886 and recorded among the Land Records of Howard County, Maryland at Liber 50, folio 183, was conveyed by Mary O. Davis and Samuel B. Davis, her husband, to John T. Ridgely and Sarah A. Ridgely, his wife, and comprising 50.5 acres of land, more or less.

SAVING AND EXCEPTING that piece of land comprising 14.5 acres of land referred to in a deed dated July 24, 1933, and recorded among the Land Records of Howard County, Maryland at Liber 146, folio 48, which was granted and conveyed by Richard Dorsey, Trustee, to Lorena Ridgely Jones.

FURTHER SAVING AND EXCEPTING all that land containing 1.0 acres, being the same land which by deed dated May 18, 1971 and recorded among the Land Records of Howard County, Maryland at Liber 558, folio 527, which was granted and conveyed by Ridgely Jones and Helen S. Jones, his wife, to John R. Jones and Mary A. Jones, his wife.

BEING one of the parcels which by deed dated June 17, 1998, and recorded among the Land Records of Howard County, Maryland at Liber 4331, folio 698, was granted and conveyed by J. Philip Jones and Ann Holmes Jones Koch, Personal Representatives of the Estate of Ridgely Jones to J. Philip Jones and Ann Holmes Jones Koch, Trustees, the parcel therein conveyed being designated as "Parcel 12".

BEING ALSO one of the parcels described in a Confirmatory Deed from Ridgely Jones and Helen S. Jones to Howard County, Maryland dated October 15, 1987 and recorded among the Land Records of Howard County, Maryland at Liber 1743, folio 167, the parcel therein conveyed being designated as "Parcel 12".

FURTHER SAVING AND EXCEPTING all those parcels of land described as follows:

BEING KNOWN AND DESIGNATED as Agriculture Lot 1 as shown on Plat entitled "Jones Tract, Lot 1, Agricultural Preservation Subdivision," dated July, 2002, and recorded among the Plat Records of Howard County, Maryland, as Plat No. 15628.

BEING all that property described in a Deed dated December 2, 2002, and recorded among the Land Records of Howard County, Maryland, in Liber 6795, folio 522, from Helen S. Jones, James Philip Jones, and Ann Holmes Jones unto T. Ridgely Jones and Sahar G. Jones, and being a portion of that parcel of ground described in a Deed recorded as aforesaid in Liber 5892, folio 484.

BEING KNOWN AND DESIGNATED as Lot 2 as shown on Plat entitled "Jones Tract, Lot 2, Agricultural Preservation Subdivision," dated June, 2003, and recorded among the Plat Records of Howard County, Maryland, as Plat No. 16045.

BEING all that property described in a Deed dated September 30, 2003, and recorded among the Land Records of Howard County, Maryland, in Liber 7715, folio 002, from Helen S. Jones, James Philip Jones, and Ann Holmes Jones, Grantors, unto Phillip O'Farrell Jones and Emily Bishop Jones, and being a portion of that parcel of ground described in a Deed recorded as aforesaid in Liber 5892, folio 484.

Prepared by:
Mid-Atlantic Settlement Services LLC
10 North Park Drive, Suite 100
Hunt Valley, MD 21030
410-252-1208
File# 4014-03905

Deed 4014-03905

1485 Underwood Road, Sykesville, MD 21784

LR - Deed (No-Taxes)
Recording Fee 20.00
Grantor/Grantee Name:
Indian Cave Farm
Reference/Control #: 47
LR - Deed (No-Taxes)
Surcharge 40.00
Subtotal: 60.00
Total: 180.00
03/09/2015 01:12
CC13-VB
#3928551 CC0503 -
Howard Co
Columbia/CC05.03.04 -
Register 04

WITNESS the hand and seal of the within Grantee:

WITNESS:

Indian Cave Farm, LLC, a Maryland
limited liability company

Maureen D. McShane By: James Philip Jones (SEAL)

Authorized Signatory: James Philip Jones
Printed Name and Title: Member

Maureen D. McShane By: Ann H. Jones (SEAL)

Authorized Signatory: Ann H. Jones
Printed Name and Title: Member

STATE OF MARYLAND, COUNTY OF Howard, to wit:

I HEREBY CERTIFY, That on this 1st day of February 2015, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **James Philip Jones and Ann Holmes Jones, Members of and Authorized Signatories for Indian Cave Farm, LLC, Grantee**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Deed, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained, and in the capacities therein stated.

AS WITNESS my hand and Notarial Seal.

Maureen D. McShane
Notary Public

My Commission Expires: 10/4/15

Prepared by:
Mid-Atlantic Settlement Services LLC
10 North Park Drive, Suite 100
Hunt Valley, MD 21030
410-252-1208
File# 4014-03905



Further by signing below, each Grantor hereby affirms that he or she understands that under Tax-Property Article, Sections 14-1002 and 14-1003, a person who intentionally withholds information to evade payment or prevent proper collection of taxes or negligently provides false information in connection with a tax-related inquiry is guilty of a misdemeanor and, upon conviction, may be subject to the penalties prescribed.

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

WITNESS the hands and seals of the within Grantors:

WITNESS:

Maureen D. McShane James Phillip Jones (SEAL)
Maureen D. McShane Ann Holmes Jones (SEAL)

STATE OF MARYLAND, COUNTY OF Howard, to wit:

I HEREBY CERTIFY, That on this 1st day of February, 2015, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared James Phillip Jones and Ann Holmes Jones, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Deed, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Maureen D. McShane
 Notary Public

My Commission Expires: 10/4/15

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

Lee M. Snyder, Attorney

All documents certified
 for recording for
 the County, Md. by 9-15
 This document is for
 recording and recording
 and from insurance against future
 taxation from prior periods.
 and a guarantee satisfaction of
 outstanding tax sales

HOWARD COUNTY CIRCUIT COURT (Land Records) WAR 16053, p. 0065, MSA_CE53_16044. Date available 03/13/2015. Printed 05/28/2019.

LIBER 16053 FOLIO 065

3/9/2015 12:38 PM Csh 0031 Reg 0047
T/Ref 0047075045 Grp 000001 R/Lne 000003
01 - Main Location
\$0.00
Validation Number: 0047-082143
1000000000-1300-409910-1300000000-999999
9999999999
Parcel Number: 3288366
Doc Type: Deeds
Consideration Amount: \$0.00

File# 4014-03905
WHEN RECORDED RETURN TO:

Indian Cave Farm, LLC
c/o Ann H. Jones
2921 Greenway Drive
Sykesville, MD 21784

Parcel ID# 03-288366

TRANSFER FROM INDIVIDUALS CONDUCTING A REAL ESTATE ENTERPRISE
TO LIMITED LIABILITY COMPANY
Pursuant to the Annotated Code of Maryland Tax Property Article Section 12-108 (bb),
This transfer is NOT subject to recordation tax.

NO TITLE SEARCH MADE OR REQUESTED
DEED PREPARED WITHOUT LIABILITY TO GRANTEE OR GRANTOR

THIS DEED, Made this 1st day of February, 2015, by and between **James Philip Jones and Ann Holmes Jones**, parties of the first part, Grantors, and **Indian Cave Farm, LLC**, a Maryland limited liability company, party of the second part, Grantee.

WHEREAS, this Deed is made in compliance with Section 12-108(bb)(2) of the Tax Property Article, Annotated Code of Maryland, as an instrument of writing that transfers title to real property from the individual or individuals conducting a real estate enterprise to a limited liability company and is not subjected to recordation tax because:

- (i) the transfer is for no consideration other than the issuance of membership interests in the limited liability company;
- (ii) the members of the limited liability company are identical to the individuals who are the grantors named herein;
- (iii) each member's allocation of the profits and losses of the limited liability company is identical to that allocation of the profits and losses of the conveying individuals' real estate enterprise;
- (iv) the transfer is part of a discontinuation of the individuals' real estate enterprise; and
- (v) all real property owned by the individuals an used in the conduct of this real estate enterprise is being conveyed to a single limited liability company.

WITNESSETH, that in consideration of the sum of **ZERO and 00/100 DOLLARS (\$00.00)** and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said parties of the first part do grant and convey unto the said party of the second part, its successors and/or assigns, in **fee simple**, all that lot or parcel of ground situate in Howard County, State of Maryland, and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
FOR THE LEGAL DESCRIPTION**

For Informational Purposes Only: The improvements thereon are known as **No. 1485 Underwood Road**.

BEING the same property which by Deed dated October 29, 2001 and recorded among the Land Records of Howard County in Liber 5892, folio 484, was granted and conveyed by from J. Phillip Jones, a/k/a James Philip Jones, Ann Holmes Jones Koch, a/k/a Ann Holmes Jones, unto Helen S. Jones, as life tenant with no powers of disposition, and the remainder to go to James Philip Jones and Ann Holmes Jones. The said Helen S. Jones, the life tenant as set out in said Deed, has since departed this life, on or about February 27, 2011, thereby vesting sole title in her remaindermen, the aforesaid James Philip Jones and Ann Holmes Jones, as tenants in common.

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

TO HAVE AND TO HOLD the said lots 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 party of the second part, its successors and/or assigns, in fee simple.

ST. DEPT. ASSMTS. & TAX
Ag. Transfer Tax Due In The
Amount Of: \$ 601
31915

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: HOWARD

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	<input type="checkbox"/> Check Box if Addendum Intake Form is Attached.																																																																																																																																																																																																																																																						
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3	Tax Exemptions (if Applicable)	Recordation <u>GRANTORS AS SON, DAUGHTER AND</u> State Transfer <u>MOTHER TO MOTHER AS LIFE</u> County Transfer <u>TENANT AND CHILDREN AS REMAINDERMEN</u>																																																																																																																																																																																																																																																						
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Space Reserved for County Validation

Space Reserved for Circuit Court Clerk Recording Validation

EXHIBIT A

All that tract of land containing 199.125 acres, more or less, being comprised of 2 parcels of property more particularly described as follows:

One: Being that same land which by deed dated February 24, 1933 and recorded among the Land Records of Howard County, Maryland at Liber 146, Folio 48, was conveyed by Richard Dorsey, Trustee, to Lorena Ridgely Jones and containing 163.125 acres of land, more or less.

Two: Being the same land which by deed dated January 1, 1886 and recorded among the Land Records of Howard County, Maryland at Liber 50, Folio 183, was conveyed by Mary O. Davis and Samuel B. Davis, her husband, to John T. Ridgely and Sarah A. Ridgely, his wife, and comprising 50.5 acres of land, more or less.

SAVING AND EXCEPTING that piece of land comprising 14.5 acres of land referred to in a deed dated July 24, 1933, and recorded among the Land Records of Howard County, Maryland at Liber 146, Folio 48, was granted and conveyed by Richard Dorsey, Trustee to Lorena Ridgely Jones.

FURTHER SAVING AND EXCEPTING all that land containing 1.0 acres, being the same land which by deed dated May 18, 1971 and recorded among the Land Records of Howard County, Maryland at Liber 558, Folio 527 was granted and conveyed by Ridgely Jones and Helen S. Jones, his wife, to John R. Jones and Mary A. Jones, his wife.

IMP FD SURE \$	5.00
RECORDING FEE	20.00
TOTAL	25.00
Res# H003	Rcpt # 43477
MDR PJR	Blk # 533
Jan 02, 2002	03:51 PM

ATTORNEY CERTIFICATION

I HEREBY CERTIFY that this Deed was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland. At the request of the Grantor (or Grantee) no title search was made and the Deed was prepared solely on the basis of information supplied by the Grantor.

Attorney

Stanley J. Neuhauser
STANLEY J. NEUHAUSER

Return to:
Hodes, Ulman, Pessin & Katz, P.A.
901 Dulaney Valley Road
Suite 400
Towson, Maryland 21204

WITNESS the hands and seals of the Grantors.

TEST:

[Signature]
[Signature]
[Signature]

J. Philip Jones (SEAL)
 J. PHILIP JONES, Trustee

Ann Holmes Jones Koch (SEAL)
 ANN HOLMES JONES KOCH, Trustee

Helen S. Jones (SEAL)
 HELEN S. JONES

STATE OF MARYLAND
 COUNTY OF Harford, TO WIT:

I HEREBY CERTIFY that on this 29th day of October, 2001, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared J. PHILIP JONES, ANN HOLMES JONES KOCH and HELEN S. JONES, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and who acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

DAPHNE N. VASOLD
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND
MY COMMISSION EXPIRES OCT. 8, 2002

Daphne Vasold (SEAL)
 Notary Public

My Commission Expires: 10/8/02

Revised: October 25, 2001
 G:\files\DEEDS\2001\Jones-Parcel12.ded.wpd

TITLE NOT EXAMINED
NO CONSIDERATION

THIS DEED, made this 29th day of October, 2001, by and among J. PHILIP JONES (also being known as JAMES PHILIP JONES), ANN HOLMES JONES KOCH (also being known as ANN HOLMES JONES) and HELEN S. JONES (hereinafter referred to as the "Grantors"), HELEN S. JONES (hereinafter referred to as the "Life Tenant"), and JAMES PHILIP JONES and ANN HOLMES JONES remaindermen (hereinafter referred to as the "Grantees").

WITNESSETH, that in consideration of the sum of Zero Dollars (\$0.00), the Grantors do hereby grant and convey to the Life Tenant, for and during the period of her natural life, and subject to the limitations and conditions hereinafter set forth but without reserving any other powers herein, and upon the death of the Life Tenant, then to JAMES PHILIP JONES an undivided ninety-four and twelve hundredths percent (94.12%) interest and to ANN HOLMES JONES an undivided five and eighty-eight hundredths percent (5.88%) interest, their heirs, personal representatives, successors and assigns, as tenants in common and not as joint tenants, in fee simple, all that lot of ground situate in Howard County, State of Maryland, and described on attached Exhibit A.

BEING one of the parcels which by deed dated June 17, 1998, and recorded among the Land Records of Howard County, Maryland at Liber 4331, folio 0698, was granted and conveyed by J. PHILIP JONES and ANN HOLMES JONES KOCH, Personal Representatives of the Estate of RIDGELY JONES to J. PHILIP JONES and ANN HOLMES JONES KOCH, Trustees. The parcel being conveyed hereby designated therein as "Parcel 12".

BEING also one of the parcels described in a Confirmatory Deed from RIDGELY JONES and HELEN S. JONES to Howard County, Maryland, dated October 15, 1987 and recorded among the Land Records of Howard County, Maryland at Liber 1743, folio 0167. The parcel being conveyed hereby designated therein as "Parcel 12".

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 property described herein to the Grantees, their heirs, personal representatives, successors and assigns, in fee simple, forever, as tenants in common and not as joint tenants, in the percentages set forth above, but reserving to the Life Tenant as aforesaid, a life estate in such property for her life without liability for waste, and without reserving any powers to the Life Tenant to sell, convey, or encumber the property

Howard County, Maryland
 All Taxes and Assessments certified
 to the Collector of Taxes for
 Howard County, Md. by 12/13/01
 have been paid. This statement is for
 the purpose of permitting recordation
 and is not assurance against further
 taxation even for prior periods, nor
 does it guarantee satisfaction of
 outstanding tax sales. 01/28/06

ST. DEPT. ASSMTS. & TAX

Ag. Transfer Tax Due In The

Amount Of: The Life Estate in the property
transferred to James Philip Jones and Ann Holmes Jones 12/11/01

Addendum
State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☐ County: _____

*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.*

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

1 (Continued) Fees	Recording Charge	\$	\$	\$	\$
	Surcharge	\$	\$	\$	\$
	State Recording Tax	\$	\$	\$	\$
	State Transfer Tax	\$	\$	\$	\$
	County Transfer Tax	\$	\$	\$	\$
	Other	\$	\$	\$	\$
	Other	\$	\$	\$	\$
	Other	\$	\$	\$	\$
2 (Continued) Transferred From	Section 3 - Grantor's Name				
3 (Continued) Transferred To	Section 4 - Grantee's Name				
4 (Continued) Other Names to be Indexed	Section 5 - Additional Names to be Indexed (Grantor)				
5 Special Instructions	Section 6 - Additional Names to be Indexed (Grantee)				

03- 288 366
Parcel 12
Map 9
199.125 acres
Underwood Road

03-288374
Parcel 13
Map 9
15.8 acres
Route 99

IMP FD 300 \$ 5.00
RECORDING FEE 20.00
TOTAL 25.00
Recd HOME Dept 6 21.53
HKB CYB ALA 8 4356
Jun 24 1996 02:36 PM

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

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 is Attached.)

1 Type(s) of Instruments

<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other
<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease	<input type="checkbox"/> Other
2 Conveyance Type	<input type="checkbox"/> Improved Sale	<input type="checkbox"/> Unimproved Sale
<input type="checkbox"/> Arms-Length [1]	<input type="checkbox"/> Arms-Length [2]	<input type="checkbox"/> Multiple Accounts
		<input type="checkbox"/> Arms-Length [3]
		<input type="checkbox"/> Not an Arms-Length Sale [9]

3 Tax Exemptions (if Applicable)

☐ Recordation
☐ State Transfer
☐ County Transfer

Cite or Explain Authority

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only	
Purchase Price/Consideration	\$	Transfer and Recordation Tax Consideration	
Any New Mortgage	\$	Transfer Tax Consideration	\$
Balance of Existing Mortgage	\$	X () % =	\$
Other:	\$	Less Exemption Amount	\$
Other:	\$	Total Transfer Tax	\$
Full Cash Value	\$	Recordation Tax Consideration	\$
		X () per \$500 =	\$
		TOTAL DUE	\$

5 Fees

Amount of Fees		Doc. 1	Doc. 2	Agent:
Recording Charge	\$	20.00	\$	
Surcharge	\$	5.00	\$	
State Recordation Tax	\$		\$	
State Transfer Tax	\$		\$	
County Transfer Tax	\$		\$	
Other	\$		\$	
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: 03 Property Tax ID No. (1): 288366 Grantor Litter/Folio: 1183/415 Map: 9 Parcel No.: 2 Var. LOG: ☐ (5)

Subdivision Name: _____ Lot (3a): _____ Block (3b): _____ Sect/AR(3c): _____ Plat Ref.: _____ SqFt/Acreage (4): 135,212 acrs

Location/Address of Property Being Conveyed (2): Underwood Road Sykesville

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): J. Philip Jones / Ann Holmes Jones Koch, P.R. Doc. 2 - Grantor(s) Name(s): _____

Doc. 1 - Owner(s) of Record, if Different from Grantor(s): Estate of Ridgely Jones Doc. 2 - Owner(s) of Record, if Different from Grantor(s): _____

Doc. 1 - Grantee(s) Name(s): Ridgely Jones / Helen Jones Doc. 2 - Grantee(s) Name(s): _____

8 Transferred To

Doc. 1 - Grantee(s) Name(s): J. Philip Jones Doc. 2 - Grantee(s) Name(s): Ann Holmes Jones Koch

New Owner's (Grantee) Mailing Address: 1485 Underwood Rd Sykesville MD

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional): _____ Doc. 2 - Additional Names to be Indexed (Optional): 2 msy

10 Contact/Mail Information

Instrument Submitted By or Contact Person: Name: Thomas E. Lloyd Return to Contact Person ☒

Firm: LOYD KANE WIEDER & WILLIS P.A. Hold for Pickup ☐

Address: 316 Court Place, Ellinor City, MD Return Address Provided ☐

Phone: (410) 461-9400

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

Assessment Information: Yes ☐ No ☐ Will the property being conveyed be the grantee's principal residence?

Yes ☐ No ☐ Does transfer include personal property? If yes, identify: _____

Yes ☐ No ☒ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.:	
Year	19	19	Geo.	Map	Sub	Block	
Land			Zoning	Grid	Plat	Lot	
Buildings			Use	Parcel	Section	Occ. Cd.	
Total			Town Cd.	Ex. St.	Ex. Cd.		

REMARKS:

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 4331, p. 0700, MSA_CE53_4315. Date available 05/05/2004. Printed 05/29/2019

MD4331 MD0700

J. PHILIP JONES, Personal Representative of Ridgely Jones, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing Deed and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained, and in my presence signed and sealed the same.

WITNESS my hand and Notary Seal



My Commission Expires: 3/1/00

STATE OF MARYLAND, COUNTY OF HOWARD, TO WIT:

I HEREBY CERTIFY That on this 19th day of June, 1998, before me, the subscriber, a Notary Public of the State of Maryland, in and for the jurisdiction aforesaid, personally appeared ANN HOLMES JONES KOCH, Personal Representative of Ridgely Jones, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing Deed and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained, and in my presence signed and sealed the same.

WITNESS my hand and Notary Seal



My Commission Expires: 3/1/00

I HEREBY CERTIFY That the foregoing Deed was prepared by or under the direct supervision of the undersigned, an attorney duly admitted to the practice of law by the Court of Appeals of Maryland.

Thomas E. Lloyd
Thomas E. Lloyd

After recording, please mail to:

LLOYD, KAME, WIEDER & WILLIS, P. A.
3716 Court Place
Ellicott City, MD 21043

All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. by 6/24/98 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

03-288346
03-288574
03-289358

and Notarized - Howard County

MDR 4331 MSA 0699

TOGETHER WITH the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anyway appertaining and subject to the terms, conditions, and easements reserved to Howard County, Maryland, in a certain Deed of Easement from Ridgely Jones and Helen S. Jones, his wife, to Howard County, Maryland, dated November 24, 1986, and recorded among the said Land Records in Liber 1561, folio 739.

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 said J. Philip Jones and Ann Holmes Jones Koch, their successors in trust and their assigns, in trust by them for the proper use and benefit of the said Helen S. Jones during her life, and upon the death of Helen S. Jones to the said J. Philip Jones, his personal representatives and assigns, in fee simple, Ann Holmes Jones Koch hereby releasing and waiving all her right, title and interest in and to the said property upon the death of the said Helen S. Jones.

AND the said parties of the first part hereby covenant that they will execute such further assurances of this conveyance as may be requisite.

AS WITNESS the hands and seals of the said Grantors:

TEST:

Ann Holmes Jones Koch
(as to both)

J. Philip Jones [SEAL]
J. Philip Jones
Personal Representative of
Ridgely Jones

Ann Holmes Jones Koch [SEAL]
Ann Holmes Jones Koch, individually
and as Personal Representative
of Ridgely Jones

STATE OF MARYLAND, COUNTY OF HOWARD, TO WIT:

I HEREBY CERTIFY That on this 17th day of June, 1998, before me, the subscriber, a Notary Public of the State of Maryland, in and for the jurisdiction aforesaid, personally appeared

MDR 4331 JUN 06 98

250

THIS DEED, Made this 17th day of June in the year one thousand nine hundred and ninety-eight, by and between J. PHILIP JONES and ANN HOLMES JONES KOCH, Personal Representatives of RIDGELY JONES, late of Howard County, deceased, of the first part, Grantor, and J. PHILIP JONES and ANN HOLMES JONES KOCH, Trustees and individually, of the second part, Grantees;

WHEREAS, Ridgely Jones departed this life on or about October 9, 1996, leaving a Last Will and Testament which was duly admitted to probate in the Orphans' Court for Howard County, Maryland, naming J. Philip Jones and Ann Holmes Jones Koch as personal representatives, both of whom were granted Letters of Administration on December 10, 1996, in Estate No. 10610; and

WHEREAS, Ridgely Jones died seized of a one-half undivided interest as a tenant in common in the land hereinafter described which is among the assets of his estate; and

WHEREAS, by his Last Will and Testament Ridgely Jones did devise his one-half interest in and to the land hereinafter described to his son and his daughter, the said J. Philip Jones and Ann Jones Koch, in trust, however, for the use and benefit of his surviving spouse, Helen S. Jones during her lifetime, with the remainder thereof after her death being devised to the said Philip Jones and Ann Holmes Jones Koch in certain proportions forth in his Will.

NOW, THEREFORE, THIS DEED WITNESSETH, That in compliance with the provisions of the said Last Will and Testament of Ridgely Jones, and for other good consideration, the Grantors here declaring under the penalties of perjury that there is no monetary consideration for this conveyance, the said J. Philip Jones and Ann Holmes Jones Koch, Personal Representatives of Ridgely Jones, do hereby grant and convey unto the said J. Philip Jones and Ann Holmes Jones Koch, Trustees, their successors in trust and their assigns, in trust, however, for the use and benefit of Helen S. Jones during the remainder of her natural life on the trust conditions, provisions, and terms stated in the said Last Will and Testament of Ridgely Jones, and upon the death of Helen S. Jones, the remainder thereof is hereby granted and conveyed to J. Philip Jones, his personal representatives and assigns, in fee simple, a one-half undivided interest in those three parcels or tracts of land situate, lying and being in the Third Election District of Howard County, Maryland, on the north side of Old Frederick Road and on the east side of Underwood Road known and identified as Bowling Green Farm which parcels are more particularly described in a certain Confirmatory Deed from Ridgely Jones and Helen Jones to Howard County, Maryland, dated October 15, 1987, and recorded in Liber 1743, folio 167, among the Land Records of Howard County, Maryland, and said therein to contain 348.1375 acres of land, more or less, the particular metes and bounds, courses and distances description of the land in the said Deed is hereby adopted by reference thereto.

JUN 24 1998

State Dept. of Assessments

MDR 4331 JUN 06 98

WITNESS, the hands and seals of the Grantors.

WITNESS:

Raymond F. White
(witness both)

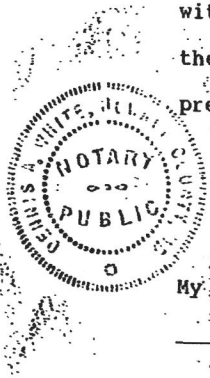
GRANTORS:

Ridgely Jones
RIDGELY JONES
Helen S. Jones
HELEN S. JONES

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY that, on this 15th day of October, 1987, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared RIDGELY JONES and HELEN S. JONES, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Confirmatory Deed and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

AS WITNESS, my hand and notarial seal.



My Commission Expires:

7/1/90

Raymond F. White
NOTARY PUBLIC

PLEASE RETURN TO:
Agricultural Land Preservation Advisory Board
12985 Frederick Road-Route 144
West Friendship, MD 21794

B. And the parties, for themselves, their heirs, Personal Representatives, successors and assigns, further covenant and agree as follows:

(1) The Grantors shall manage the above described land in accordance with sound agricultural soil and water conservation practices so as to promote the agricultural capability of the land; and shall manage any woodland in accordance with sound forestry practices.

(2) The Grantee or its authorized representative shall have the right to enter on the above described land from time to time for the sole purposes of inspection and enforcement of the easement, covenants, conditions, limitations and restrictions herein contained; provided, however, that the Grantee shall have no right to inspect the interior of any structures on the above described land.

(3) If the easement or any covenant, condition, limitation or restriction herein contained is violated or breached, the Grantee may after due notice to the Grantors, their heirs, Personal Representatives, successors or assigns, institute an action in equity to enjoin, by ex parte, temporary or permanent injunction, such violation or breach; to require the restoration of the above described land to its condition prior to such violation or breach; to recover damages of up to twenty-five (25) percent of the value of the development rights; and to take such other legal action as may be necessary to insure compliance with the easement and the covenants, conditions, limitations and restrictions herein contained.

(4) That this easement does not grant the public any right of access or any right of use of the above described land.

(5) That nothing herein contained shall relieve the Grantors, their heirs, Personal Representatives, successors or assigns of the obligation to pay real estate taxes.

(6) THAT THIS EASEMENT SHALL EXIST IN PERPETUITY AND RUN WITH THE ENTIRE ACREAGE OF THE LAND.

AND, the Grantors further 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 interest herein conveyed, and that they will execute such further assurances of the same as may be required.

engaged in the operation of the farm provided such construction does not exceed one tenant house for each 100 acres, if the easement is on land in a Maryland Agricultural District and one tenant house per 50 acres if the easement is on land in a Howard County Agricultural District. The land on which a tenant house is constructed may not be subdivided from the original parcel and the tenant house may not be conveyed separately from the original parcel. Exceptions to this restriction exist only for the creation of a homesite for the Grantors and (or) their children around an existing tenant house. Such homesite creation will be in accordance with qualifying criteria outlined herein. The Grantors shall notify the Grantee in advance of any subdivision of land to permit the Grantee to determine whether such subdivision violates any of the covenants, conditions, limitations or restrictions contained herein. All subdivision for lot creation as well as tenant house construction is subject to the zoning and subdivision regulations of Howard County.

(b) Before any conveyance is made pursuant to paragraph (1)(a) above, the owners shall agree with Howard County, Maryland, not to subdivide any land conveyed. This agreement shall be recorded among the land records where the land is located and shall bind all future owners.

(c) The easement sale proceeds have been reduced by \$2,950 for two acres associated with the existing dwellings, the receipt of which is hereby acknowledged by the parties of the first part.

(2) The right to subdivide the above described land for any purpose except upon the written approval of Howard County, Maryland.

(3) The right to display signs, billboards, or other similar advertising structures on land herein described except as provided by law.

(4) The right of storage or deposit of trash, junk, rubbish or debris; provided, however, the Grantors reserve the right to dump any material which is for regular agricultural use.

(5) The Grantors reserve the right to use above described land for any farm use, and to carry on all normal farming practices, including the operation at any time of any machinery used in farm production or the primary processing of any agricultural products; the right to conduct upon the said land any agricultural operation which is in accordance with good husbandry practices and which does not cause bodily injury or directly endanger human health, including any operation directly relating to the processing, storage, or sale of farm, agricultural or woodland products produced on the said above described land; and all other rights and privileges not hereby relinquished, including their right of privacy.

AND the Grantors covenant for and on behalf of themselves, their heirs, Personal Representatives, successors and assigns, with the Grantee, its successors and assigns, to do and refrain from doing upon the above-described land all and any of the various acts hereinafter set forth, it being the intention of the parties that the said land shall be preserved solely for agricultural or related use in accordance with the provisions of Agricultural Land Preservation Subtitle 15, Section 509 of the Howard County Code, and that the covenants, conditions, limitations and restrictions hereinafter set forth, are intended to limit the use of the above-described land, being easements, restrictions, benefits and servitudes upon the land and are to be deemed and construed as real covenants which shall run with and bind the property, shall be enforceable by Howard County, its successors and assigns, and which SHALL BE PERPETUAL.

COVENANTS, CONDITIONS, LIMITATIONS AND RESTRICTIONS

A. Subject to the reservations hereinafter contained, the Grantors covenant, grant, and relinquish the following rights:

(1) (a) The right to develop or subdivide the above described land for any industrial, commercial, or residential use or purpose; provided, however, the Grantors reserve as a personal covenant only and one not intended to run with the land, the right to convey up to one acre to themselves for the purpose of constructing a dwelling for their personal use. In addition, the Grantors reserve the right to convey, free of all restrictions in the Deed of Easement, one acre or less to each of their children for the purpose of creating a building lot for a dwelling for each child. The maximum number of acres that may be conveyed in this manner shall not exceed one acre for each 20 acres, or portion thereof, of land subject to the easement, and the maximum number of lots that may be created is 10, regardless of the acreage subject to the easement. The Grantors shall pay the County for the release of the easement restrictions for any lots created at the price per acre that the County paid the Grantors for the grant of the easement. The Grantors further have the right to construct houses for tenants fully

All that farm situate and lying in the 3rd Election District of Howard County consisting of all those pieces of ground which are described as follows:

Parcel 2

See Exhibit "A" attached hereto and incorporated herein by reference.

Parcel 12

All that tract of land containing 199.125 acres, more or less, being comprised of 2 parcels of property more particularly described as follows:

One: Being that same land which by deed dated February 24, 1933 and recorded among the Land Records of Howard County at Liber 146, Folio 48, was conveyed by Richard Dorsey, Trustee, to Lorena Ridgely Jones and containing 163.125 acres of land, more or less.

Two: Being that same land which by deed dated January 1, 1886 and recorded among the Land Records of Howard County at Liber 50, Folio 183, was conveyed by Mary O. Davis and Samuel E. Davis, her husband, to John T. Ridgely and Sarah A. Ridgely, his wife, and comprising 50.5 acres of land, more or less.

SAVING AND EXCEPTING that piece of land comprising 14.5 acres of land referred to in a deed dated July 24, 1933, and recorded among the Land Records of Howard County at Liber 146, Folio 48, was granted and conveyed by Richard Dorsey, Trustee, to Lorena Ridgely Jones;

Parcel 13

All that tract of land containing 15.8 acres, more or less, being the same tract of land which by deed dated January 21, 1958 and recorded among the Land Records of Howard County at Liber 309, Folio 398 was conveyed by John Ridgely Retzer and Virginia Retzer, his wife, to Ridgely Jones and Helen S. Jones, his wife.

FURTHER SAVING AND EXCEPTING all that land containing 1.0 acres of land, being the same land which by deed dated May 18, 1971 and recorded in the Land Records of Howard County at Liber 558, Folio 527 was granted and conveyed by James Phillip Jones and Sharon O'F. Jones, his wife, to John R. Jones and Mary A. Jones, his wife.

The total acreage subject to this grant of easement being 348.375 acres, more or less. *M.J.G. R.B.*

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Howard County

-2-

Cheryl A. Lopez 11/3/87
Pg. Def.

- LIBER 1743 FOLIO 169
- 10) South 68° 22' 50" West 544.50 feet to a point, thence;
 - 11) South 62° 52' 50" West 1386.00 feet to a point, thence;
 - 12) North 50° 07' 10" West 206.25 feet to a point thence;
 - 13) South 31° 52' 50" West 445.50 feet to a point, thence;
 - 14) North 63° 07' 10" West 1699.50 feet to a point, thence;
 - 15) North 20° 22' 50" East 816.75 feet to a point, thence;
 - 16) South 75° 37' 10" East 330.00 feet to a point, thence;
 - 17) North 11° 28' 24" East 753.05 feet to the point of beginning, containing 135.2125 acres of land, more or less.

BEING all those same tracts or parcels of land by deeded dated March 16, 1939 and recorded among the Land Records of Howard County, Maryland in Liber 163, Folio 145 granted and conveyed by J. Riggs Donovan to Ridgely Jones; and by a deed and agreement dated December 26, 1972 and recorded among the Land Records of Howard County, Maryland in Liber 628, Folio 162 from Mildred Elaine Van Aelst, John J. Noyes, Harvey W. Noyes, and George H. Noyes, Sr., to Ridgely Jones and Helen S. Jones, his wife.

SAVING and excepting all that tract or parcel of land described in a deed dated July 19, 1966 from Ridgely Jones, and Helen S. Jones, his wife, and Lorena Ridgely Jones to James Phillip Jones and Sharon O'F. Jones, his wife, and recorded among the Land Records of Howard County, Maryland in Liber 456, Folio 643 and containing 1.000 acres of land, more or less.

SUBJECT however to a 20 feet wide right-of-way described in a deed dated July 19, 1966 from Ridgely Jones, and Helen S. Jones, his wife, and Lorena Ridgely Jones to James Phillip Jones and Sharon O'F. Jones, his wife, and recorded among the Land Records of Howard County, Maryland in Liber 456, Folio 643.

PROPERTY OUTLINE DESCRIPTION **LIBER 1743 FOLIO 168**
OF PART OF THE PROPERTY OF
RIDGELEY AND HELEN S. JONES

BEGINNING at a 1" iron pipe found at the end of the second or North 89° 25' 48" East 877.93 foot line of a boundary agreement dated December 26, 1972 between Ridgeley Jones and Helen S. Jones, his wife, parties of the first part, and Mildred Elaine Van Aelst, John J. Noyes, Harvey W. Noyes, and George H. Noyes, Sr., parties of the second part, and recorded among the Land Records of Howard County Maryland in Liber 628, Folio 162 and running with and binding on the aforesaid boundary agreement, the following five courses on a meridian referred to as Maryland State Grid North, as now surveyed by the County Department of Public Works, Bureau of Engineering, Survey and Drafting Division:

- 1) South 54° 07' 37" East 543.16 feet to a stone found, thence;
- 2) North 63° 22' 56" East 487.34 feet to a stone found, thence;
- 3) North 52° 15' 28" West 263.11 feet to an angle iron found in a stream, thence;
- 4) North 77° 31' 44" East 683.63 feet to an iron pipe found, thence;
- 5) North 54° 06' 50" East 191.78 feet to an iron pipe found next to a stone, thence leaving the aforesaid boundary agreement, and running with a portion of the sixth or North 58° East 19.5 perch line of a deed dated March 16, 1939 from J. Riggs Donovan to Ridgeley Jones, and recorded among the Land Records of Howard County, Maryland in Liber 163, Folio 145; said portion on the aforesaid Maryland State Grid North as now surveyed by the County Department of Public Works, Bureau of Engineering, Survey and Drafting Division;
- 6) North 40° 19' 19" East 115.70 feet to an iron pipe found at the end thereof; thence with the division line between the secondly mentioned deed herein, and the lot conveyed to James W. Thomas by a deed recorded among the Land Records of Howard County, Maryland in Liber 67, Folio 330;
- 7) North 70° 44' 22" East 736.12 feet to a stone found at the beginning of the third or South 27° East 30-3/5 perch line of a deed dated March 29, 1901 from James M. Gaither and Theresa A. Gaither, his wife, to John T. Ridgeley and recorded among the Land Records of Howard County, Maryland in Liber 82, Folio 236, thence running with the lastly mentioned line as now surveyed;
- 8) South 33° 20' 01" East 508.52 feet to a stone found at the end thereof, thence running with the 9th or South 9° 45' E 48 perch line of the secondly mentioned deed herein;
- 9) South 14° 52' 10" East 1385.32 feet to a stone found at a fence corner, thence with the remainder of the lines as recited in the secondly mentioned deed herein with bearing adjusted to the Maryland State Grid North;

EXHIBIT A

CONFIRMATORY DEED

THIS CONFIRMATORY DEED, made this 15th day of October, 1987, by and between RIDGELY JONES and HELEN S. JONES, his wife, Grantors, and HOWARD COUNTY, MARYLAND, a body corporate and politic, Grantee,

WITNESSETH:

WHEREAS, the parties to this Confirmatory Deed executed a Deed of Easement pursuant to Section 15.501, et seq. of the Howard County Code, wherein the Grantors did convey to the Grantee an agricultural easement over their property; and

WHEREAS, at the time of settlement the exact acreage of the property conveyed by the Grantors to the Grantee was uncertain; and

WHEREAS, on November 24, 1986, the parties negotiated and executed an agreement which was recorded in the Land Records of Howard County at Liber 1564, Folio 107, which agreement provided that the one parcel of the property conveyed pursuant to the agricultural easement would be surveyed to determine the exact acreage and the consideration for the purchase of the easement adjusted accordingly;

NOW, THEREFORE, in consideration of the sum of Five Hundred Ten Thousand Five Hundred Fifty-Three Dollars and No/100 Cents (\$510,553.00), the receipt of which is hereby acknowledged, the Grantors, for themselves, their heirs, Personal Representatives and assigns, do hereby grant and convey, for the use of Howard County, Maryland, a body corporate and politic, its successors and assigns, in fee simple absolute, an agricultural preservation easement in, on and over the hereinafter described tract or parcel of land, subject to all of the covenants, conditions, limitations and restrictions hereinafter set forth, so as to constitute an equitable servitude thereon, that is to say,

Agricultural Transfer Tax in the

Amount of \$ 11/1

Signature

Cheryl H. Jones Hewany Jones
10/21/87

418 436

TO HAVE AND TO HOLD the aforesaid Forty-Three and Twenty-Two Hundredths Per Cent (43.22%) undivided interest in the above tract of land unto and to the use of Ridgely Jones and Helen S. Jones, his wife, as tenants by the entireties, forever in fee simple, to hold the said undivided interest as tenants in common with the Grantor herein as to the remaining 56.78% undivided interest retained by the Grantor.

AND THE SAID GRANTOR hereby covenants that she has not done, suffered, or permitted to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that she will warrant specially the property hereby conveyed; and that she will execute such further assurances of the same as may be requisite.

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

WITNESS:

Wilbur E. Cornell Lorena Ridgely Jones (SEAL)
Lorena Ridgely Jones

STATE OF MARYLAND, SS:
HOWARD COUNTY,

I HEREBY CERTIFY that on this 16th day of May, 1964, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared LORENA RIDGELY JONES, the Grantor named in the foregoing deed, personally known to me, and she acknowledged the said deed to be her act.

AS WITNESS my hand and notarial seal.



Wilbur E. Cornell
Notary Public

Received for record May 26, 1964 at 1000
o'clock P. M. Same day recorded and examined per
W. Harvey Hill 11/18/64 Clerk

or thing whatsoever to encumber the property hereby conveyed;
that she will warrant specially the property hereby conveyed;
and that she will execute such further assurances of the same
as may be requisite.

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

WITNESS:

William E. Ormell Lorena Ridgely Jones [SEAL]
Lorena Ridgely Jones

STATE OF MARYLAND, SS:
HOWARD COUNTY,

I HEREBY CERTIFY that on this 16th day of May,
1964, before me, the subscriber, a Notary Public in and for
the State and County aforesaid, personally appeared LORENA
RIDGELY JONES, the Grantor named in the foregoing deed,
personally known to me, and she acknowledged the said deed to
be her act.

AS WITNESS my hand and notarial seal.



William E. Ormell
Notary Public

Received for record May 26, 1964 at 10:09
o'clock A.M. Same day recorded and examined per
W. Harvey Hill W. H. Hill, Clerk

LIBER 558 PAGE 528

BEING part of "Bowling Green Farm", which by deeds dated the 16th day of May, 1964, and recorded among said Land Records in Liber W.H.H. No. 418, at folios 434 and 437 respectfully, was granted and conveyed by Lorena Ridgely Jones to the said Ridgely Jones and Helen S. Jones, his wife, as tenants by the entireties in fee simple.

TOGETHER WITH the buildings and improvements thereon and all and every the rights and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD said land and premises unto and to the proper use and benefit of the said John R. Jones and Mary A. Jones, as tenants by the entireties, their assigns, the survivor of them, his, or her, heirs and assigns, forever in fee simple.

AND the said Ridgely Jones and Helen S. Jones covenant that they will warrant specially the property hereby conveyed and that they will execute such further assurances of said land as might be requisite.

AS WITNESS their hands and seals the day and year first hereinbefore written.

Test:

... Anne H. White. ... Ridgely Jones (SEAL)
Ridgely Jones
Helen S. Jones (SEAL)
Helen S. Jones

STATE OF MARYLAND, HOWARD COUNTY, SCT.:

I HEREBY CERTIFY, That on this 18th day of May, 1971, before me, the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified and residing in the County aforesaid, personally appeared Ridgely Jones and Helen S. Jones, his wife, and each acknowledged the foregoing deed to be their respective act.

IN WITNESS MY HAND AND NOTARIAL SEAL.

Merritt Bumphrey
Notary Public
2825 South Country Blvd.
Ellicott City, Md.

REC'D. FOR RECORD MAY 18 1971 AT 4:05 P.M. SAME DAY RECORDED & EX'D PER C. MERRITT BUMPHREY, CLERK

13/72.

LIBER 558 PAGE 527

THIS DEED, Made this 18th day of May, in the year nineteen hundred seventy-one, by Ridgely Jones and Helen S. Jones, his wife, both of Howard County, in the State of Maryland.

WITNESSETH, That in consideration of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Ridgely Jones and Helen S. Jones do grant and convey unto John R. Jones and Mary A. Jones, his wife, their son and daughter-in-law, all that piece or parcel of land, situate and lying in the Third Election District of said Howard County, State of Maryland, which, according to a survey made by Claude M. Skinner, Jr., Registered Professional Engineer and Land Surveyor, on, or about the 3rd day of May, 1971, is more particularly described as follows, that is to say:

BEGINNING for the same at a point in the center of the thirty foot wide right-of-way of the county road known as the Underwood Road, the said point being at 60.59 feet on the fourth or North 52 degrees West 26 perches line of the secondly described parcel of land in a deed of partition dated September 25, 1873, and recorded among the Land Records of Howard County in Liber W.W.W. No. 32, folio 539, etc., was granted and conveyed by Mary O. Davis to Sarah A. Ridgely and running with the center of the said road and with a part of the said fourth line, as now surveyed, (1) North 48 degrees 36 minutes 10 seconds West 164.15 feet to a nail now set, thence leaving the said road with the first of three lines of division now made and passing over an iron pipe now set on the North side of the said road, (2) North 17 degrees 25 minutes 28 seconds East 257.06 feet to an iron pipe now set, (3) South 72 degrees 34 minutes 32 seconds East 150 feet to an iron pipe now set, (4) South 17 degrees 25 minutes 28 seconds West 323.74 feet, passing over an iron pipe now set on the North side of the aforementioned road, to the point of the beginning, containing one acre of land, more or less.

or thing whatsoever to encumber the property hereby conveyed;
that she will warrant specially the property hereby conveyed;
and that she will execute such further assurances of the same
as may be requisite.

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

WITNESS:

Wilbur E. Rimell Lorena Ridgely Jones [SEAL]
Lorena Ridgely Jones

STATE OF MARYLAND, SS:
HOWARD COUNTY,

I HEREBY CERTIFY that on this 16th day of May,
1964, before me, the subscriber, a Notary Public in and for
the State and County aforesaid, personally appeared LORENA
RIDGELY JONES, the Grantor named in the foregoing deed,
personally known to me, and she acknowledged the said deed to
be her act.

AS WITNESS my hand and notarial seal.



Wilbur E. Rimell
Notary Public

Received for record May 26, 1964 at 10:09
o'clock A.M. Same day recorded and examined per
W. Harvey Hill W. H. H. Clerk

418 436

TO HAVE AND TO HOLD the aforesaid Forty-Three and Twenty-Two Hundredths Per Cent (43.22%) undivided interest in the above tract of land unto and to the use of Ridgely Jones and Helen S. Jones, his wife, as tenants by the entireties, forever in fee simple, to hold the said undivided interest as tenants in common with the Grantor herein as to the remaining 56.78% undivided interest retained by the Grantor.

AND THE SAID GRANTOR hereby covenants that she has not done, suffered, or permitted to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that she will warrant specially the property hereby conveyed; and that she will execute such further assurances of the same as may be requisite.

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

WITNESS:

Wilbur E. Cornell Lorena Ridgely Jones (SEAL)
Lorena Ridgely Jones

STATE OF MARYLAND, SS:
HOWARD COUNTY,

I HEREBY CERTIFY that on this 16th day of May, 1964, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared LORENA RIDGELY JONES, the Grantor named in the foregoing deed, personally known to me, and she acknowledged the said deed to be her act.

AS WITNESS my hand and notarial seal.



Wilbur E. Cornell
Notary Public

Received for record May 26, 1964 at 1008
o'clock P.M. Same day recorded and examined per
W. Harvey Hill 11/19/64 Clerk

418 438

described, as thereby conveyed, in a deed from the said Mary O. Davis and Samuel E. Davis to the said Sarah Ann Ridgely and John T. Ridgely, as tenants in common, dated January 1, 1886, and recorded among the said Land Records in Liber LJM No. 50, folio 183, saving and excepting about 14-1/2 acres thereof which was included in the above-mentioned conveyance from the said Sarah Ann Ridgely and John T. Ridgely to the said Nannie D. Ridgely Retzer, dated July 11, 1917, as aforesaid.

BEING the same two pieces of ground which, by deed dated July 24, 1933, and recorded among the Land Records of Howard County, Maryland, in Liber BMJ No. 146, folio 48, was granted and conveyed by Richard Dorsey, Trustee, unto the Grantor herein.

AND BEING ALSO the same two parcels of land described in a deed of even date herewith, from the Grantor to the Grantees herein, and recorded or intended to be recorded among the Land Records of Howard County prior hereto, pursuant to which Deed the Grantor has heretofore granted and conveyed unto the said Grantees an undivided 43.22% interest in the said land.

TOGETHER WITH the building and improvements thereupon, and all and every the rights, alleys, ways, waters, privileges, appurtenances, and advantages thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the aforesaid Fifty-Six and Seventy-Eight Hundredths Per Cent (56.78%) undivided interest in the above tract of land unto and to the use of the said Ridgely Jones and Helen S. Jones, his wife, as tenants by the entireties, forever in fee simple, the effect of which conveyance is that the said Ridgely Jones and Helen S. Jones, his wife, as tenants by the entireties, shall become the owners of the entire interest in the above-described land, by virtue of this deed and the above-mentioned deed of even date herewith from the Grantor to the Grantees herein.

AND THE SAID GRANTOR hereby covenants that she has not done, suffered, or permitted to be done any act, matter

tract of land situate in Howard County, State of Maryland, and more particularly described as follows, that is to say:

First: All that farm known as "Bowling Green", of which Sarah Ann Ridgely, late of Howard County, deceased, died seized, and on which she resided at the time of her death, consisting of two pieces or parcels of ground, the first containing 4-5/8 acres of land, more or less, and the second containing 160 acres of land, more or less, more particularly described and referred to in a deed of partition between the said Sarah Ann Ridgely and John T. Ridgely, her husband, of the first part, and Mary O. Davis and Samuel E. Davis, her husband, of the second part, dated September 25, 1873, and recorded among the Land Records of Howard County, Maryland, in Liber WWW No. 32, folio 539, wherein and whereby the said two pieces or parcels of ground were allotted to the said Sarah Ann Ridgely, in severalty, save and except about 1-1/2 acres of land in the 160 acre tract which is included in a conveyance by the said Sarah Ann Ridgely and John T. Ridgely, her husband, to Nannie D. Ridgely Retzer, dated July 11, 1917, and recorded among the said Land Records in Liber HBN No. 104, folio 56.

Second: All that piece or parcel of ground adjoining said "Bowling Green" farm, and now used as a part thereof (but which was originally part of a farm called "Indian Cave Farm") containing 36 acres of land, more or less, and consisting of that tract of 50-1/2 acres of land, more or less, firstly described, as thereby conveyed, in a deed from the said Mary O. Davis and Samuel E. Davis to the said Sarah Ann Ridgely and John T. Ridgely, as tenants in common, dated January 1, 1886, and recorded among the said Land Records in Liber LJW No. 50, folio 183, saving and excepting about 14-1/2 acres thereof which was included in the above-mentioned conveyance from the said Sarah Ann Ridgely and John T. Ridgely to the said Nannie D. Ridgely Retzer, dated July 11, 1917, as aforesaid.

BEING the same two pieces of ground which, by deed dated July 24, 1933, and recorded among the Land Records of Howard County, Maryland, in Liber BMJ No. 146, folio 48, was granted and conveyed by Richard Dorsey, Trustee, unto the Grantor herein.

TOGETHER WITH the building and improvements thereupon, and all and every the rights, alleys, ways, waters, privileges, appurtenances, and advantages thereunto belonging or in any wise appertaining.

Mailed to Reginald Motley
June 15, 1967



11/10/67

DEED

THIS DEED, made this 16th day of May, 1964, by and between LORENA RIDGELY JONES, widow, of Howard County, Maryland, Grantor, and RIDGELY JONES and HELEN S. JONES, his wife, of Howard County, Maryland, Grantees, witnesseth:

IN CONSIDERATION of the premises, and of the sum of Five Dollars (\$5) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Lorena Ridgely Jones, widow, does hereby grant and convey unto Ridgely Jones and Helen S. Jones, his wife, as tenants by the entireties, an undivided Fifty-Six and Seventy-Eight Hundredths Per Cent (56.78%) undivided interest in and to that tract of land situated in Howard County, State of Maryland, and more particularly described as follows:

First: All that farm known as "Bowling Green", of which Sarah Ann Ridgely, late of Howard County, deceased, died seized, and on which she resided at the time of her death, consisting of two pieces or parcels of ground, the first containing 4-5/8 acres of land, more or less, and the second containing 160 acres of land, more or less, more particularly described and referred to in a deed of partition between the said Sarah Ann Ridgely and John T. Ridgely, her husband, of the first part, and Mary O. Davis and Samuel E. Davis, her husband, of the second part, dated September 25, 1873, and recorded among the Land Records of Howard County, Maryland, in Liber WWW No. 32, folio 539, wherein and whereby the said two pieces or parcels of ground were allotted to the said Sarah Ann Ridgely, in severalty, save and except about 1-1/2 acres of land in the 160-acre tract which is included in a conveyance by the said Sarah Ann Ridgely and John T. Ridgely, her husband, to Nannie D. Ridgely Retzer, dated July 11, 1917, and recorded among the said Land Records in Liber HBN No. 104, folio 56.

Second: All that piece or parcel of ground adjoining said "Bowling Green" farm, and now used as a part thereof (but which was originally part of a farm called "Indian Cave Farm") containing 36 acres of land, more or less, and consisting of that tract of 50-1/2 acres of land, more or less, firstly

418 434

DEED

THIS DEED, made this 16th day of May 1964, by and between LORENA RIDGELY JONES, widow, of Howard County, Maryland, Grantor, and RIDGELY JONES and HELEN S. JONES, his wife, of Howard County, Maryland, Grantees, witnesseth:

WHEREAS, the said Grantor is the owner of record of a fee simple interest in the tract of land hereinafter described, subject to the operation and effect of a mortgage to Ridgely Jones, one of the Grantees herein, to secure the sum of Six Thousand Two Hundred Fifty Dollars (\$6,250), all of which principal amount is still owing and unpaid; and

WHEREAS, by agreement of even date herewith the parties have acknowledged that the Grantees are entitled to an undivided Thirty-Seven and Twenty-One Hundredths (37.21%) per cent interest in the tract of land hereinafter described by virtue of improvements which they have made to the said tract of land, as more fully described in the said agreement; and

WHEREAS, the parties desire that the aforesaid mortgage should be paid in full by granting and conveying to the Grantees an undivided Six and One Hundredth Per Cent (6.01%) interest in the tract of land hereinafter described,

NOW, THEREFORE, in consideration of the premises, and of the sum of Five Dollars (\$5) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Lorena Ridgely Jones, widow, does hereby grant and convey unto Ridgely Jones and Helen S. Jones, his wife, as tenants by the entireties, an undivided Forty-Three and Twenty-Two Hundredths Per Cent (43.22%) undivided interest in and to that



Filed to Howard County, Md. June 15, 1964

7/10/79

called "Indian Cave Farm"), containing thirty-six acres of land, more or less, and consisting of that tract of fifty and one-half acres of land, more or less, firstly described, as thereby conveyed, in a deed from the said Mary O. Davis and Samuel E. Davis to the said Sarah Ann Ridgely and John T. Ridgely, as tenants in common, dated January 1st, 1886, and recorded among said Land Records in Liber L.J.W. No. 50, folio 183, etc., save and except about fourteen and one-half acres thereof which was included in the above mentioned conveyance from the said Sarah Ann Ridgely and John T. Ridgely to the said Nannie D. Ridgely Retzer, dated July 11th, 1917, as aforesaid.

(Saving and reserving, however, from the operation and effect of this deed, the family graveyard on said "Bowling Green" farm, as now fenced in and enclosed, together with such right of ingress and egress thereto and therefrom as may be necessary for its proper use.)

TOGETHER with the buildings and improvements thereon, and all and every the rights and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD said land and premises unto and to the proper use and benefit of the said Lorena Ridgely Jones, forever in fee simple.

AS WITNESS HIS HAND AND SEAL, the day and year first above written.

TEST:

Lucy A. Yates

Richard Dorsey

(SEAL)

Trustee.

STATE OF MARYLAND, HOWARD COUNTY, Set.:

I HEREBY CERTIFY, That on this 24th day of July, 1933, before me, the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, and residing in Howard County aforesaid, personally appeared Richard Dorsey, and acknowledged the foregoing deed to be his act as Trustee as therein set forth.

AS WITNESS MY HAND AND NOTARIAL SEAL.

(SEAL'S PLACE)

Lucy A. Yates

Notary Public.

Received for record 25th July 1933 at 1:45 o'clock P. M. Same day recorded and examined per

Benz Meller, Jr.
Clerk.

RICHARD DORSEY, TRUSTEE,
DEED TO
LORENA RIDGELY JONES.

\$6.50 Duly
Cancelled
Revenue
Stamps.

THIS DEED, Made this 24th
day of July, in the year nine-
teen hundred and thirty-three,
by Richard Dorsey, of Baltimore
City, in the State of Maryland,
trustee as hereinafter set forth.

WHEREAS, by a decree of the Circuit Court for Howard County, sitting in Equity, dated the 13th day of December, 1932, and passed in a cause in said Court depending, wherein the said Richard Dorsey, in his own right, and as Executor, etc., etc., was Plaintiff, and Charles Henry Ridgely and others were Defendants (No. 3215 Equity), the sale of the property hereinafter described to Lorena Ridgely Jones was ratified and confirmed, and the said Richard Dorsey was appointed Trustee to convey said property to her, upon her compliance with the terms of said sale; and

WHEREAS, the said Richard Dorsey has filed his bond as prescribed by said decree, and has complied with all the other requirements thereof; and

WHEREAS, the said Lorena Ridgely Jones has fully paid said purchase money, and has otherwise fully complied with all the terms of said sale.

NOW, THEREFORE, THIS DEED WITNESSETH, that in consideration of the premises and of the sum of One Dollar (\$1.00), the said Richard Dorsey, Trustee as aforesaid, does grant and convey unto the said Lorena Ridgely Jones all the right and title of all the parties to the aforesaid cause in and to all those several contiguous pieces or parcels of ground, situate and lying in the Third Election District of said Howard County, and more particularly described as follows, that is to say:

FIRST: All that farm known as "Bowling Green", of which Sarah Ann Ridgely, late of said Howard County, deceased, died seized, and on which she resided at the time of her death, consisting of two pieces or parcels of ground, the first containing four and five-eighths acres of land, more or less, and the second one hundred and sixty acres of land, more or less, particularly described and referred to in a deed of partition between the said Sarah Ann Ridgely and John T. Ridgely, her husband, of the first part, and Mary O. Davis and Samuel E. Davis, her husband, of the second part, dated September 25th, 1873, and recorded among the Land Records of said Howard County in Liber W. W. W. No. 32, folio 539, etc. wherein and whereby said two pieces or parcels of ground were allotted to the said Sarah Ann Ridgely, in severalty, save and except about one and one-half acres of said one hundred and sixty acres tract, which is included in a conveyance by the said Sarah Ann Ridgely and John T. Ridgely, her husband, to Nannie D. Ridgely Retzer, dated July 11th, 1917, and recorded among said Land Records in Liber H.B.N. No. 104, folio 56, etc.

SECOND: All that piece or parcel of ground adjoining said "Bowling Green" farm, and now used as a part thereof (but which was originally part of a farm

*Del. to Ridgely Jones
Mar. 26, 1934 Per Deed*

EXHIBIT E
DEED



Photo 3: Unnamed Tributary to South Branch Patapsco (main stem): Highly incised banks at meander bend and lack of deeply rooted vegetation.



Photo 4: Tributary 1: Entrenched stream with embedded stream bed material and disconnected floodplain.

Tributary to South Branch Patapsco River

Photo Exhibit



Photo 1: Unnamed Tributary to South Branch Patapsco (main stem): Steep banks and minimal vegetative stabilization.

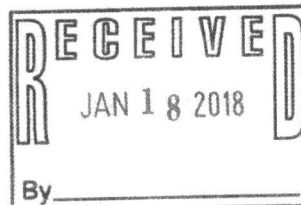


Photo 2: Unnamed Tributary to South Branch Patapsco (main stem): Incised banks and overwidened channel.

EXHIBIT F
PHOTO EXHIBIT



201800363



Ecotone, Inc.
410.420.2600 (P)
410.420.6983 (F)

F
COE
DLH

January 15, 2018

Ms. Elizabeth Cole, Administrator
Project Review and Compliance
Maryland Historical Trust
100 Community Place
Crownsville, Maryland 21032

Re: Request for MHT Review; Tributary to South Branch Patapsco (Jones Property) Stream Restoration & Wetland Creation Project, Carroll County

Dear Ms. Cole,

Ecotone, Inc. is currently designing and permitting a stream restoration project in Carroll County, Maryland. The project is located at 1485 Underwood Road, Sykesville, MD 21784. We request information from your office regarding historic and cultural resources associated with the project area.

Ground disturbance is associated with this project and involves excavation, grading, planting, and stabilization of the stream. No audible changes to the areas are expected beyond the time period required for construction. Viewshed effects would result from the temporary removal of trees and vegetation within the proposed Limit of Disturbance.

Enclosed please find a Project Review Form and a map of the project. The actual work consists of temporary impacts, with the majority of ground disturbance being associated with the realignment of the stream and creation of wetlands.

We appreciate your assistance in this matter. If you have any questions regarding the project, please feel free to contact me at mbrady@ecotoneinc.com or 410-420-2600 ext. 117.

Sincerely,

Ecotone, Inc.
Marie V. Brady
Environmental Scientist

The Maryland Historical Trust has determined that there are no historic properties affected by this undertaking.

Date 2/7/18

FOREST HILL

2120 High Point Rd
Forest Hill, MD 21050

Archer
JTB
2/16/18
(1a)

EXHIBIT G
HISTORIC STRUCTURE
REVIEW