



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

August 19, 2020

Mike Clark
Limestone Valley Farm
5450 Sheppard Lane
Clarksville, MD 21029

RE: WP-20-108 Limestone Valley Farm

Dear Mr. Clark:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject project was reviewed.

On August 17, 2020 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **approved** your request for alternative compliance with respect to **Section 16.147** of the Subdivision and Land Development Regulations to reconfigure two existing parcels via the recordation of an adjoiner deed to follow the boundary of a Maryland Agricultural Land Preservation Foundation (MALPF) agricultural easement, subject to addressing the following conditions:

1. Approval of this request is to adjust the common parcel boundary between the 'first' and 'third' parcels, as described in Liber 3583 Folio 234 dated August 8, 1995, in accordance with the alternative compliance plan exhibit. No other lots or parcels are being legally endorsed, no additional lots or parcels are to be created and no new development, construction or improvements are permitted under this request.
2. An adjoiner deed shall be recorded in the Land Records of Howard County, MD within 90 days from the date of this Alternative Compliance approval (**on or before November 17, 2020**). The deed shall reference this Alternative Compliance file number, WP-20-108, and shall include metes, bounds, bearings and distance information for all parcel lines. The revised Alternative Compliance plan exhibit dated May 1, 2020 must be an exhibit attached to the recorded deed. Submit copies of the recorded adjoiner deed to the Department of Planning & Zoning within 30 days of recordation.
3. The recorded adjoiner deed shall include language referencing the existing Maryland Agricultural Land Preservation Foundation (MALPF) easement. All updated parcel information and deeds shall be sent to the Maryland Agricultural Land Preservation Foundation after recordation.
4. All existing structures must meet minimum setbacks from the proposed parcel boundaries per Section 104.0 of the Zoning Regulations or be removed prior to recordation of the adjoiner deed.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.147 would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the one (1) item you were required to address, pursuant to Section 16.104(a)(1):

Unreasonable hardship or practical difficulties may result from strict compliance with the regulations:

The owner proposes to prepare and record an adjoining transfer description and deed for the parcels, which contains the necessary and sufficient information to adjust the existing parcel lines as requested. The alternative compliance plan exhibit will be attached to the recorded deed and all metes, bounds, bearings and distance information for the parcels will be included in the deed. Strict compliance with the regulations would require a surveyor to perform a complete boundary survey of the 300+ acre property and to submit a plat to the County for review and recordation. This would be unnecessary and an unreasonable hardship to require of the owner which would result in additional time and county resources to process.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval and date on all related plats, development plans, and building permits. This alternative compliance approval will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,


Anthony Cataldo, AICP, Chief
Division of Land Development

AC/eb
cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Benchmark Engineering, Inc.



DPZ Office Use only: File No. Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: 5450 Sheppard Lane

Subdivision Name/Property Identification: Limestone Valley Farm

Location of property: The property is located at the Northwest corner of Sheppard Lane and Maryland Route 108 in Clarksville, MD

Existing Use: Farmland **Proposed Use:**

Tax Map: 0028 **Grid:** 0024 **Parcel No:** 0100 **Election District:** 5th

Zoning District: RC-DEO **Total site area:** 366.4ac

Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

F-18-099, Plat of Dedication and Roadway plan for Sheppard Lane / Route 108 intersection. This property comprises of three parcels listed in the deed. Part of the property is in the Agricultural Land Preservation Easement with an area of approximately 23.42 acres being located outside of the easement. The intent is to reconfigure two of the parcels to follow the outline of the Agricultural easement.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
16.147 & 16.102	The owner seeks relief to section 16.147 & 16.102 Final subdivision and final plat requirements in order to reconfigure two parcels of land via adjoiner transfer deeds to follow the outline of an existing Agricultural easement.

Section Reference No.	Brief Summary of Request

Signature of Property Owner: *Michael J Clark* Date: *5-1-2020*

Signature of Petitioner Preparer: *Donald Mason* Date: *5/13/2020*

Name of Property Owner: *Limestone Valley Farm* Name of Petition Preparer: *Benchmark Engineering, Inc.*

Address: *5450 Sheppard Lane* Address: *8480 Baltimore National Pike, Ste 315*

City, State, Zip: *Clarksville, MD 21029* City, State, Zip: *Ellicott City, MD 21043*

E-Mail: *mclark21029@verizon.net* E-Mail: *dmason@bei-civilengineering.com*

Phone No.: [Redacted] Phone No.: *410-465-6105*

Contact Person: *Mike Clark* Contact Person: *Donald Mason*

Owner's Authorization Attached

III. JUSTIFICATION of Alternative Compliance

ARTICLE IV; SECTION 16.147

- a) Extraordinary Hardship or Practical Difficulty – Limestone Valley Farm is the owner of three Parcels designated in their deed L, 3583, F. 237. The land was first described as three parcels in one deed in May, 1929. Prior to that these parcels were under three separate deeds, see deed history attached. The owner's intentions are to move a lot line between 2 of the parcels to follow the outline of an existing Agricultural easement which exists on the property, thereby having two parcels which fall within the Agricultural easement and one parcel that is outside of that easement area. If they are required to do this work through the typical subdivision plat, the Surveyor preparing this plat would be required to perform a complete Boundary Survey of the 300 plus acre property, in order to comply with the Comar minimum standards and do all of the work required in order to comply with the county plat requirements at considerable cost and time, which could be avoided by simply preparing an adjoinder transfer description and deed for these parcels limiting both the owners expense, time and the effort required by the county for review and approval of those plats etc..

Limestone Valley Farm

Deed History

- August 8, 1995 Limestone Valley Farm acquires the land from Barbara L. Warfield by deed L. 3583, F. 234. The land is described as being 3 parcels previously described in Liber J.H.O. No. 62, folio 552, Liber A.C.R. No. 65, Folio 325 and Liber W.W.L.C. No. 80, Folio 259.
- February 18, 1964 R. Frank Warfield and Barbara L. Warfield acquired the land from Anna Mae White by deed L. 414, F. 381. This description references the same three parcels and references being those pieces or parcels of ground which by deed dated May 4, 1929 and recorded in Liber H.S.K No. 136 at folio 176, etc. were granted and conveyed by Annie S Parlett, a widow, Susie Parlett Warfield and Frank Warfield, her husband and Beulah Parlett, unmarried, Elinor Parlett Ridout and Charles D. Ridout, her husband to William E. Parlett.
- February 18, 1964 Anna Mae White acquired the land from R. Frank Warfield by deed L. 414, F. 377. This description references the same three parcels as above.
- December 22, 1958 R. Frank Warfield acquired the land from Beulah Parlett (unmarried), Susan P. Warfield, and Frank Warfield (her Husband) and Elinor P. Ridout and Charles Duvall Ridout (her Husband). This description references the same three parcels as above. (William E. Parlett, deceased, dated February 15, 1956.)
- May 4, 1929 William E. Parlett acquired the land from Annie S. Parlett, Susie Parlett Warfield, Frank Warfield, Beulah Parlett, Elinor Parlett Ridout and Charle Ridout. This description references the same three parcels as above. (William D. Parlett departed this life, intestate, on the 30TH day of September, 1915)
- ***April 4, 1905 William D. Parlett, acquired a portion of the land by Liber 80, folio 259. February 19, 1896 acquired a portion of the land by Liber 65, folio 325 and January 22, 1895 acquired a portion of the land by Liber 62, folio 552. Consisting of the three parcels referenced in the above deeds.***

#2699

Real Property Data Search (w2)

Search Result for HOWARD COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Tax Exempt:	Special Tax Recapture:	
Exempt Class:	AGRICULTURAL TRANSFER TAX	10482 154 AG ESMT
Account Identifier:	District - 05 Account Number - 371007	

Owner Information

Owner Name:	LIMESTONE VALLEY FARM	Use:	AGRICULTURAL
Mailing Address:	5450 SHEPPARD LANE CLARKSVILLE MD 21029-1254	Principal Residence:	YES
		Deed Reference:	112840/ 00368 ← BGE ESMT

Location & Structure Information

Premises Address:	5450 SHEPPARD LN CLARKSVILLE 21029-0000	Legal Description:	341.31 5450 SHEPPARD LN
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Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0028	0024	0100		0000				2017		

Special Tax Areas:	Town:	NONE
	Ad Valorem:	100
	Tax Class:	

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	6,445 SF		341.3100 AC	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2 1/2	NO	STANDARD UNIT	FRAME	6 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2017	07/01/2018	07/01/2019
Land:	1,300,100	1,250,100		
Improvements	293,500	310,900		
Total:	1,593,600	1,561,000	890,000	1,561,000
Preferential Land:	96,700			96,700

Transfer Information

Seller: WARFIELD R FRANK & WF	Date: 10/11/1995	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /12840/ 00368	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	AGRICULTURAL TRANSFER TAX

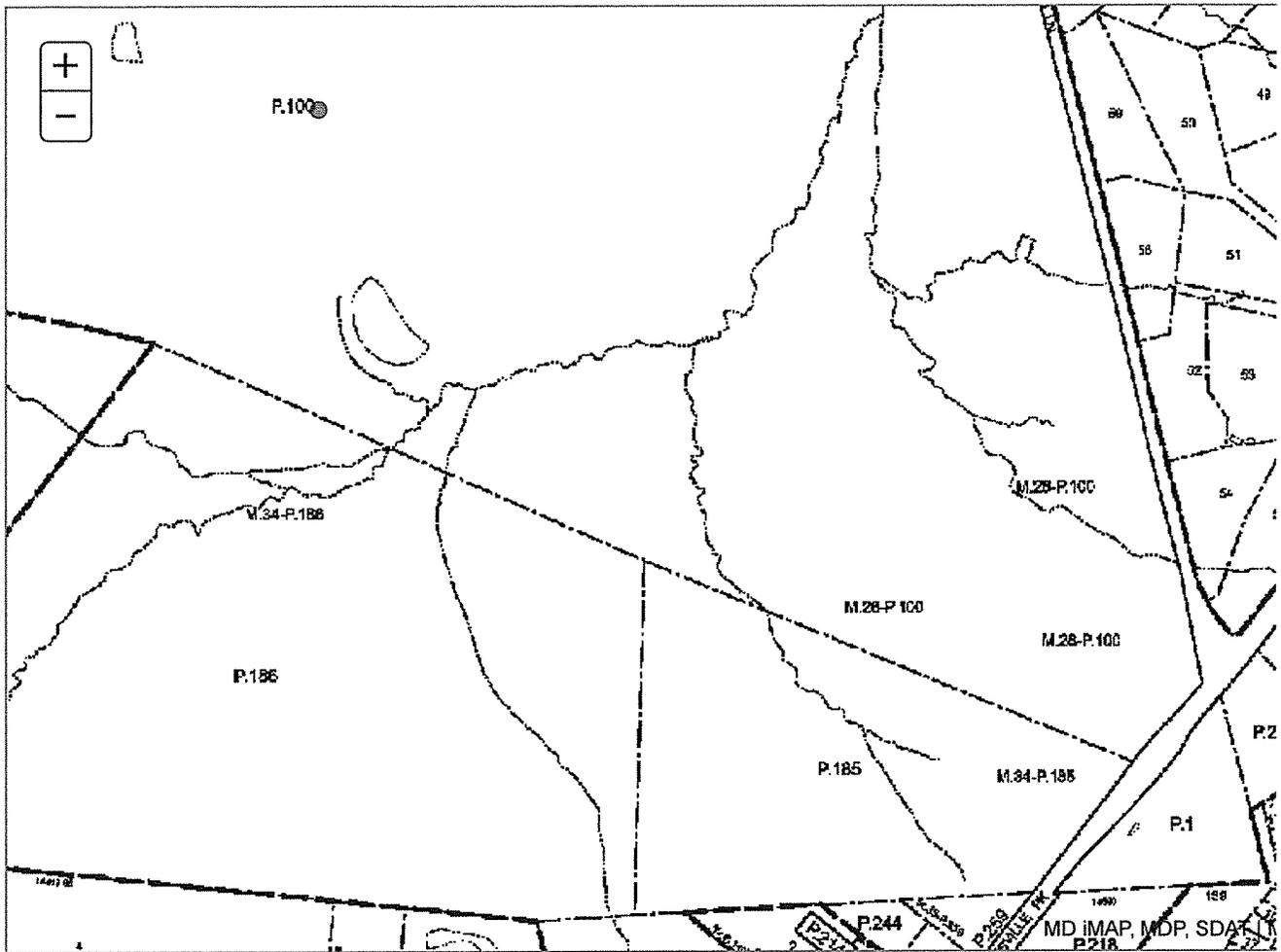
Homestead Application Information

Homestead Application Status: Approved 02/25/2011

Howard County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: **05** Account Number: **371007**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

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

ACCOUNT #05371007
342 Acres
Sheppards Lane

NO TITLE EXAMINATION
ACTUAL CONSIDERATION BASED
ON SDAT FMV OF \$371,430.00

THIS CONFIRMATORY DEED, Made this 8th day of August, 1995, by and between BARBARA L. WARFIELD, Party of the First Part, Grantor and LIMESTONE VALLEY FARM, a Maryland general Partnership (the "Partnership), Party of the Second Part, Grantee.

WHEREAS R. Frank Warfield died on October 21, 1977, survived by Barbara L. Warfield, surviving tenant by the entirety, pursuant to a Deed from Anna Mae White (femme sole) to R. Frank Warfield and Barbara L. Warfield, his wife, dated February 18, 1964 and recorded among the Land Records of Howard County, Maryland in Liber 414 folio 381, and

WHEREAS, subsequent to the death of R. Frank Warfield, the within Grantee, her son, Michael S. Clark, her son Richard F. Warfield, Jr., and her daughter, Susan Warfield, formed an oral Maryland General Partnership, know as "Limestone Valley Farm" for the purpose of farming the hereinafter described real property and other farms in Howard County, Maryland, and

WHEREAS the Grantor and Grantee intend to confirm a pre-existing, verbal family partnership agreement in which Grantor agreed to execute a Confirmatory Deed in recordable form, vesting record title to the property herein described in the name of the Partnership, and

WHEREAS, the Partnership has determined that execution of such a deed is necessary and desirable, and Grantor has executed this Confirmatory Deed pursuant to an Agreement, understanding that the property herein described and the conveyance of which is intended to be confirmed hereby, constitutes partnership property, held as tenants in partnership.

All Taxes on Assessments certified to the Collector of Tax Howard County, Md. by [Signature] 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.

05-371007

Agricultural Transfer Tax in the Amount of \$ 119
[Signature]

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 3583, p. 0234, MSA_CE53_3567. Date available 04/29/2004. Printed 06/20/2019

17.50
14.30
57.15

RECEIVED

OCT 11 1995

State Dept. of Assessments and Taxation - Howard County

RECEIVED FOR THE CLERK State Department of Assessments & Taxation for Howard County

[Signature] 10/11/95

WITNESSETH, That in consideration of the sum of five dollars (\$5.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, the Grantor does hereby confirm, grant, convey and assign unto Grantee, its successors and assigns, in fee simple, all that parcel of land situate, lying and being in the Fifth Election District of Howard County, Maryland, and more particularly described as follows:

SEE EXHIBIT A

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

TO HAVE AND TO HOLD the said described lot of ground and premises to the said LIMESTONE VALLEY FARM, its successors and assigns, in fee simple.

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

WITNESS the hands and seals of said Grantor.

WITNESS:

E. Howard Adams

Barbara L. Warfield
BARBARA L. WARFIELD

STATE OF MARYLAND, COUNTY OF HOWARD, TO WIT:

I HEREBY CERTIFY THAT on this 8th day of August, 1995, before me, a Notary Public of the State and County aforesaid, personally appeared BARBARA L. WARFIELD, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that (s)he executed the same for the purposes therein contained, and in my presence, signed and sealed the same.

WITNESS my hand and notarial seal.

My Commission Expires:

3/20/98

Kristin A. Kappes
Notary Public



LEER3583 FOLD0236

ATTORNEY CERTIFICATION

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an Attorney in good standing and admitted to practice before the Court of Appeals of the State of Maryland.



E. ALEXANDER ADAMS

Mail To:

ADAMS & ADAMS
5042 Dorsey Hall Drive, #103
Ellicott City, MD 21042

(410) 992-1477

File No. ____

EXHIBIT A

FIRST: All those two pieces or parcel of ground which, by deed dated the 22nd day of January, 1895, and recorded among the Land Records of said Howard County in Liber J.H.O. No. 62, folio 552, etc., were granted and conveyed by J. Thomas Clark and William H. Gorman, trustees, to the said William D. Parlett, and therein particularly described and referred to, the first parcel as containing one hundred and five acres and two roods of land, more or less, and the second as containing two hundred and nineteen acres, two roods and five and two-thirds square perches of land, more or less, save and except (1) two parcels thereof, the first containing sixty-two acres one rood and sixteen square perches of land, more or less, and the second containing seven and one-quarter acres of land, more or less, which, by deed dated the 15th day of February 1896, and recorded among said Land Records in Liber A.C.R. No. 65, folio 189, etc., were granted and conveyed by the said William D. Parlett and others to Edwin Warfield, and (2) one acre thereof which, by deed dated the 18th day of April, 1911, and recorded among said Land Records in Liber W.W.L.C. No. 91, folio 472, etc., was granted and conveyed by the said William D. Parlett and Annie S. Parlett, his wife, to Alpheus W. Hobbs.

324
- 61.25
254.75

SECOND: All those two pieces or parcels of ground which, by deed dated the 19th day of February, 1896, and recorded among said Land Records in Liber A.C.R. No. 65, folio 325, etc., were granted and conveyed by Edwin Warfield and wife to the said William D. Parlett, and therein particularly described and referred to, the first parcel as containing seven acres and one square perches of land, more or less, and the second as containing four acres, three roods and eight square perches of land, more or less.

THIRD: All that piece or parcel of ground which, by deed dated the 4th day of April, 1905, and recorded among said Land Records in Liber W.W.L.C. No. 80, folio 259, etc., was granted and conveyed by Frances V. Willard and others to the said William D. Parlett, and therein particularly described and referred to as containing seventy-seven acres, three roods and twelve square perches of land, more or less.

BEING all of those pieces or parcels of ground which by deed dated February 18, 1964, and recorded among the Land Records of said Howard County in Liber 414, folio 381, etc. were granted and conveyed by Anna Mae Whie (femme sole) to R. Frank Warfield and Barbara L. Warfield, his wife.

*Mailed to Ann Lee
Mar 5 1964
Clarksville, Md*

NO CONSIDERATION

NO CONSIDERATION

DEED

8715

THIS DEED, made this 18th day of February, 1964, by and between ANNA MAE WHITE (femme sole) Grantor, of the City of Baltimore, in the State of Maryland, party of the first part, and R. FRANK WARFIELD and BARBARA L. WARFIELD (his wife), Grantees, of the County of Howard, State of Maryland, parties of the second part.

WITNESSETH: That, in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said ANNA MAE WHITE (femme sole) does hereby grant and convey unto the said R. FRANK WARFIELD and BARBARA L. WARFIELD, his wife, as Tenants by the entireties, their assigns, in fee simple, all that parcel of ground situate, lying and being in or near the community of Clarksville, Howard County, State of Maryland, aforesaid, consisting of some 342 acres of farm and woodland, and being generally described as follows, that is to say:

FIRST: All those two pieces or parcel of ground which, by deed dated the 22nd day of January, 1895, and recorded among the Land Records of said Howard County in Liber J.H.O. No. 62, folio 552, etc., were granted and conveyed by J. Thomas Clark and William H. Gorman, trustees, to the said William D. Parlett, and therein particularly described and referred to, the first parcel as containing one hundred and five acres and two roods of land, more or less, and the second as containing two hundred and nineteen acres, two roods and five and two-thirds square perches of land, more or less, save and except (1) two parcels thereof, the first containing sixty-two acres, one rood and sixteen square perches of land, more or less, and the second containing seven and one-quarter acres of land, more or less, which, by deed dated the 15th day of February, 1896, and recorded among said Land Records in Liber A.C.R. No. 65, folio 189, etc., were granted and conveyed by the said William D. Parlett and others to Edwin Warfield, and (2) one acre thereof which, by deed dated the 18th day of April, 1911, and recorded among said Land Records in Liber W.W.L.C. No. 91, folio 472, etc., was granted and conveyed by the said William D. Parlett and Annie S. Parlett, his wife, to Alpheus W. Hobbs.

381 414 381

SECOND: All those two pieces or parcels of ground which, by deed dated the 19th day of February, 1896, and recorded among said Land Records in Liber A.C.R. No. 65, folio 325, etc., were granted and conveyed by Edwin Warfield and wife to the said William D. Parlett, and therein particularly described and referred to, the first parcel as containing seven acres and one square perches of land, more or less, and the second as containing four acres, three roods and eight square perches of land, more or less.

THIRD: All that piece or parcel of ground which, by deed dated the 4th day of April, 1905, and recorded among said Land Records in Liber W.W.L.C. No. 80, folio 259, etc., was granted and conveyed by Frances V. Willard and others to the said William D. Parlett, and therein particularly described and referred to as containing seventy-seven acres, three roods and twelve square perches of land, more or less.

(The said William D. Parlett departed this life, intestate, on the 30th day of September, 1915, seized of said land, and left the said Annie S. Parlett, his widow, and five children, namely, the said William E. Parlett, Susie Parlett Warfield, Beulah Parlett, Elinor Parlett Ridout and Emily Parlett Moore, as his heirs-at-law. The said Emily Parlett Moore departed this life, childless, on the 1st day of March, 1923, and her interest in said property is now vested in the said Annie S. Parlett in virtue of the will of the said Emily Parlett Moore, dated the 4th day of December, 1922, and recorded in the office of the Register of Wills for said Howard County in Wills Liber R.D. No. 6, folio 262, etc., and a deed from Laurence Moore, the surviving husband of the said Emily Parlett Moore, dated May 24th, 1923, and recorded among said Land Records in Liber H.B.N. No. 117, folio 542, etc. The interest by this deed conveyed is, accordingly, a four-fifths undivided interest and a widow's dower. For further title, see deed from the said William D. Parlett and Annie S. Parlett to the Linthicum Chapel Cemetery Company of Clarksville, Howard County, dated March 9th, 1907, and recorded among said Land Records in Liber W.W.L.C. No. 83, folio 583, etc., and deed from the said Linthicum Chapel Cemetery Company of Clarksville, Howard County, to the said William D. Parlett, dated August 28th, 1911, and left for record with the Clerk of the Circuit Court for Howard County on January 3rd, 1924, and confirmatory deed from the said Linthicum Chapel Cemetery of Clarksville, Howard County, dated January 16th, 1924, and recorded among said Land Records in Liber H.B.N. No. 119, folio 380, etc.)

Said land being all of those pieces or parcels of ground which by deed dated May 4, 1929, and recorded on May 8, 1929, at 3:50 p.m. among the Land Records of said Howard County in Liber H.S.K. No. 136, folio 176, etc. were granted and conveyed by Annie S. Parlett, a widow, Susie Parlett Warfield and Frank Warfield, her husband, and Beulah Parlett, unmarried, Elinor Parlett Ridout and Charles D. Ridout, her husband, to William E. Parlett.

ALSO BEING the same parcel of ground which, by deed dated of even date herewith, and recorded, or intended to be recorded immediately prior hereto, among the Land Records aforesaid, was granted and conveyed from R. Frank Warfield, Trustee, to Anna Mae White (femme sole).

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

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed;

TOGETHER with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said R. Frank Warfield and Barbara L. Warfield, his wife, as Tenants by the entirety, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple.

AND the said party of the first part hereby covenants that she has not done, nor suffered to be done, any acts, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the said Grantor.

WITNESS:

Ernest W. Joseph

Anna Mae White (SEAL)
ANNA MAE WHITE (femme sole)

1318 414 384

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that, on this 18th day of February, 1964, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared ANNA MAE WHITE, the within named Grantor, who acknowledged the foregoing Deed to be her Act.

AS WITNESS my hand and Notarial Seal.



Walter K. Liller
NOTARY PUBLIC

My Commission expires May 3, 1965.

Received for record Feb 25, 1964 at 1:19
o'clock P.M. Same day recorded and examined per
W. Harvey Hill W. H. H., Clerk

*Mailed to R. Frank Warfield
Mr. S. Pop Clarksville, Md.*

8714

NO CONSIDERATION

NO CONSIDERATION

D E E D

THIS DEED, made this 18th day of February, 1964, by and between R. FRANK WARFIELD, Trustee, Grantor, party of the first part, of Howard County, State of Maryland, and ANNA MAE WHITE (femme sole) Grantee, party of the second part, of Baltimore City, State of Maryland.

WITNESSETH: That, in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said R. FRANK WARFIELD, Trustee, does hereby grant and convey unto the said ANNA MAE WHITE (femme sole), her heirs and assigns, in fee simple, all of that lot of ground situate, lying and being in Howard County, State of Maryland, in the vicinity of the town of Clarksville, said property consisting of some 342 acres of farm and woodland, and described as follows, that is to say:

FIRST: All those two pieces or parcel of ground which, by deed dated the 22nd day of January, 1895, and recorded among the Land Records of said Howard County in Liber J.H.O. No. 62, folio 552, etc., were granted and conveyed by J. Thomas Clark and William H. Gorman, trustees, to the said William D. Parlett, and therein particularly described and referred to, the first parcel as containing one hundred and five acres and two roods of land, more or less, and the second as containing two hundred and nineteen acres, two roods and five and two-thirds square perches of land, more or less, save and except (1) two parcels thereof, the first containing sixty-two acres, one rood and sixteen square perches of land, more or less, and the second containing seven and one-quarter acres of land, more or less, which, by deed dated the 15th day of February, 1896, and recorded among said Land Records in Liber A.C.R. No. 65, folio 189, etc., were granted and conveyed by the said William D. Parlett and others to Edwin

WHH 414 p. 377

Warfield, and (2) one acre thereof which, by deed dated the 18th day of April, 1911, and recorded among said Land Records in Liber W.W.L.C. No. 91, folio 472, etc., was granted and conveyed by the said William D. Parlett and Annie S. Parlett, his wife, to Alpheus W. Hobbs.

SECOND: All those two pieces or parcels of ground which, by deed dated the 19th day of February, 1896, and recorded among said Land Records in Liber A.C.R. No. 65, folio 325, etc., were granted and conveyed by Edwin Warfield and wife to the said William D. Parlett, and therein particularly described and referred to, the first parcel as containing seven acres and one square perches of land, more or less, and the second as containing four acres, three roods and eight square perches of land, more or less.

THIRD: All that piece or parcel of ground which, by deed dated the 4th day of April, 1905, and recorded among said Land Records in Liber W.W.L.C. No. 80, folio 259, etc., was granted and conveyed by Frances V. Willard and others to the said William D. Parlett, and therein particularly described and referred to as containing seventy-seven acres, three roods and twelve square perches of land, more or less.

(The said William D. Parlett departed this life, intestate, on the 30th day of September, 1915, seized of said land, and left the said Annie S. Parlett, his widow, and five children, namely, the said William E. Parlett, Susie Parlett Warfield, Beulah Parlett, Elinor Parlett Ridout and Emily Parlett Moore, as his heirs-at-law. The said Emily Parlett Moore departed this life, childless, on the 1st day of March, 1923, and her interest in said property is now vested in the said Annie S. Parlett in virtue of the will of the said Emily Parlett Moore, dated the 4th day of December, 1922, and recorded in the office of the Register of Wills for said Howard County in Wills Liber R. D. No. 6, folio 262, etc., and a deed from Laurence Moore, the surviving husband of the said Emily Parlett Moore, dated May 24th, 1923, and recorded among said Land Records in Liber H.B.N. No. 117, folio 542, etc. The interest by this deed conveyed is, accordingly, a four-fifths undivided interest and a widow's dower. For further title, see deed from the said William D. Parlett and Annie S. Parlett to the Linthicum Chapel Cemetery Company of Clarksville, Howard County, dated March 9th, 1907, and recorded among said Land Records in Liber W.W.L.C. No. 83, folio 583, etc., and deed from the said Linthicum Chapel Cemetery Company of Clarksville, Howard County, to the said William D. Parlett, dated August 28th, 1911, and left for record with the Clerk of the Circuit Court for Howard County on January 3rd, 1924, and confirmatory deed from the said Linthicum Chapel Cemetery of Clarksville, Howard County, dated January 16th, 1924, and recorded among said Land Records in Liber H.B.N. No. 119, folio 380, etc.)

Said land being all of those pieces or parcels of ground which by deed dated May 4, 1929, and recorded on May 8, 1929, at 3:50 p.m. among the Land Records of said Howard County in Liber H.S.K. No. 136, folio 176, etc. were granted and conveyed by Annie S. Parlett, a widow, Susie Parlett Warfield and Frank Warfield, her husband, and Beulah Parlett, unmarried, Elinor Parlett Ridout and Charles D. Ridout, her husband, to William E. Parlett.

ALSO BEING that parcel of ground which, by Deed of Trust dated December 22, 1958, and recorded among the Land Records of Howard County in Liber R.H.M. No. 327, Folio 406, was granted and conveyed by Beulah Parlett (unmarried), Susan P. Warfield, and Frank Warfield (her husband), all three of Howard County, and Elinor P. Ridout and Charles Duvall Ridout (her husband), both of Anne Arundel County, in the State of Maryland, Grantors, parties of the first part, to R. Frank Warfield, Trustee, Grantee, party of the second part, of Howard County, State of Maryland.

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

TO HAVE AND TO HOLD the said parcel of ground and premises described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereunto belonging or appertaining unto and to the proper use and benefit of the said ANNA MAE WHITE (femme sole) her heirs and assigns, in fee simple.

AND the said party of the first part hereby covenants that he has not done, nor suffered to be done, any acts, matter or thing whatsoever, to encumber the property hereby conveyed; that he has conformed to all of the requirements imposed upon him as Trustee under the aforementioned Deed of Trust made the 22nd day of December, 1958; that he will warrant specially the property

WHP 414 REC 380

granted; and that he will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the said Grantor.

TEST:

Anne H. White R. Frank Warfield (SEAL)
R. FRANK WARFIELD, Trustee

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that, on this 18th day of February, 1964, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared R. FRANK WARFIELD, Trustee, the within named Grantor, who acknowledged the foregoing Deed to be his Act.

AS WITNESS my hand and Notarial Seal.



Walter K. Faller
NOTARY PUBLIC

My Commission expires May 3, 1965.

Received for record Feb 25, 1964 at 1:18
o'clock P.M. Same day recorded and examined per
W. Harvey Hill W. H. H., Clerk.

Mailed to Grantor 2-25-59

Anderson 7/7/59

LIBER 327 PAGE 406

**NO
CONSIDERATION**

DEED OF TRUST

**NO
CONSIDERATION**

THIS DEED OF TRUST made this 22nd day of December, 1958, by and between Beulah Parlett (unmarried), Susan P. Warfield, and Frank Warfield (her husband), all three of Howard County, and Elinor P. Ridout and Charles Duvall Ridout (her husband) both of Anne Arundel County, in the State of Maryland, Grantors, parties of the first part, and R. Frank Warfield, Trustee, Grantee, party of the second part, of Howard County, State of Maryland.

WHEREAS all of the Grantors, parties of the first part, have executed a Distribution Agreement of even date governing all of their right, title, and interest in and to all of the assets of the Estate of one William E. Parlett, late of Howard County, Maryland, the effect of said Distribution Agreement being to bring about a distribution of said estate in accordance with the holographic Will of the said William E. Parlett, deceased, dated February 15, 1956, thereby vesting title to all real estate owned by the said William E. Parlett, deceased, in his nephew, R. Frank Warfield, subject, however, to the said R. Frank Warfield making a payment of Twelve Thousand Five Hundred Dollars (\$12,500) to his sister, Jean Nicholas Warfield, and a similar payment of Twelve Thousand Five Hundred Dollars (\$12,500) to his cousin, Anne Ridout Brice.

WITNESSETH:

That, in consideration of the sum of Five Dollars (\$5) and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Beulah Parlett, Susan P. Warfield, Frank Warfield, Elinor P. Ridout, and Charles Duvall Ridout, Grantors, parties of the first part, do grant and convey, in fee simple absolute, unto the said R. Frank Warfield, Trustee, Party of the second part, his successors and assigns, in Trust, for present and

future management and subsequent conveyance (after he has satisfied the \$12,500 payments to Jean Nicholas Warfield and Anne Ridout Brice) to himself, individually and free of trust, all of that lot of ground situate in the vicinity of Clarksville, Howard County, Maryland, known as the William Edmund Parlett property consisting of some 3/42 acres of farm and wood land, generally described as follows: being bounded on the east side by Old United States Route 29, on the northeast side by Sheppard's (sometimes spelled Shepherd's) Lane, on the north side by the Walnut Grove Farm, on the west side by the Broadwater farm, and on the south side by the Eugene Smith farm; as is more particularly described in the attached metes and bounds description.

AND IT IS MUTUALLY UNDERSTOOD AND AGREED by and between the parties hereto that all the buildings, walks, fences, shrubbery, driveways, improvements, fixtures of every kind, and all other water, plumbing, ventilating and heating equipment now upon, or which may hereafter be placed upon, said property, shall be deemed to be fixtures and part of the realty herein conveyed by this Deed of Trust.

TO HAVE AND TO HOLD, in fee simple absolute, the above described property to the said Grantee, party of the second part, and his successors in trust forever, or until such time as the said R. Frank Warfield shall convey said property to himself, individually and free of trust, together with all the appurtenances, hereditaments, improvements, fixtures, rights, privileges, and easements thereto belonging or in anywise appertaining, and all the estate, rights, title, interest and claim, either at law or in equity, or otherwise however of the Grantors, parties of the first part, of, in, to or arising out of the same.

AND the said Grantors, 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;

and that they will warrant specially the property hereby granted and that they will execute such further assurances of the same as may be requisite.

THE COVENANTS herein contained shall bind, and the benefits and advantages thereof shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantors, parties of the first part, have hereunto set their hands and seals on the day and year first above written.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

WITNESSES AS TO ALL PARTIES:

<u>Walter L. Tabler</u>	<u>Bessie Parlett</u> (SEAL) Bessie Parlett (unmarried)
<u>E. Brooke Adams</u>	<u>Susan P. Warfield</u> (SEAL) Susan P. Warfield
	<u>Frank Warfield</u> (SEAL) Frank Warfield (her husband)
	<u>Elinor P. Ridout</u> (SEAL) Elinor P. Ridout
	<u>Charles Duvall Ridout</u> (SEAL) Charles Duvall Ridout (her husband)

STATE OF MARYLAND:

COUNTY OF HOWARD:

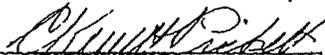
I hereby certify that, on this 22nd day of December, 1958, before me the subscriber, a Notary Public in and for the county and

BOOK 327 PAGE 409

state aforesaid, personally appeared Beulah Parlett, Susan P. Warfield, Frank Warfield, Elinor P. Ridout, and Charles Duvall Ridout who stated that they executed the foregoing Deed of Trust of their own free will and volition; their signatures and seals having been placed thereon in my presence.

AS WITNESS my hand and Notarial Seal.

(SEAL'S PLACE)


NOTARY PUBLIC

My Commission expires 5-7-59.

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METES AND BOUNDS DESCRIPTION

(As referred to in paragraph 1, page 2, of this Deed of Trust dated December 22, 1958, from Beulah Parlett, Susan P. Warfield, Frank Warfield, Elinor P. Ridout and Charles Duvall Ridout, Grantors, to R. Frank Warfield, Trustee, Grantee).

FIRST: All those two pieces or parcel of ground which, by deed dated the 22nd day of January, 1895, and recorded among the Land Records of said Howard County in Liber J. H. O. No. 62, folio 552, etc., were granted and conveyed by J. Thomas Clark and William H. Gorman, trustees, to the said William D. Parlett, and therein particularly described and referred to, the first parcel as containing one hundred and five acres and two roods of land, more or less, and the second as containing two hundred and nineteen acres, two roods and five and two-thirds square perches of land, more or less, save and except (1) two parcels thereof, the first containing sixty two acres, one rood and sixteen square perches of land, more or less, and the second containing seven and one-quarter acres of land, more or less, which, by deed dated the 15th day of February, 1896, and recorded among said Land Records in Liber A. C. R. No. 65, folio 189, etc., were granted and conveyed by the said William D. Parlett and others to Edwin Warfield, and (2) one acre thereof which, by deed dated the 18th day of April, 1911, and recorded among said Land Records in Liber W. W. L. C. No. 91, folio 472, etc., was granted and conveyed by the said William D. Parlett and Annie S. Parlett, his wife, to Alpheus W. Hobbs.

SECOND: All those two pieces or parcels of ground which, by deed dated the 19th day of February, 1896, and recorded among said Land Records in Liber A. C. R. No. 65,

LIBER 327 PAGE 411

folio 325, etc., were granted and conveyed by Edwin Warfield and wife to the said William D. Parlett, and therein particularly described and referred to, the first parcel as containing seven acres and one square perches of land, more or less, and the second as containing four acres, three roods and eight square perches of land, more or less.

THIRD: All that piece or parcel of ground which, by deed dated the 4th day of April, 1905, and recorded among said Land Records in Liber W. W. L. C. No. 80, folio 259, etc., was granted and conveyed by Frances V. Willard and others to the said William D. Parlett, and therein particularly described and referred to as containing seventy seven acres, three roods and twelve square perches of land, more or less.

(The said William D. Parlett departed this life, intestate, on the 30th day of September, 1915, seized of said land, and left the said Annie S. Parlett, his widow, and five children, namely, the said William E. Parlett, Susie Parlett Warfield, Beulah Parlett, Elinor Parlett Ridout and Emily Parlett Moore, as his heirs-at-law. The said Emily Parlett Moore departed this life, childless, on the 1st day of March, 1923, and her interest in said property is now vested in the said Annie S. Parlett in virtue of the will of the said Emily Parlett Moore, dated the 4th day of December, 1922, and recorded in the office of the Register of Wills for said Howard County in Wills Liber R. D. No. 6, folio 262, etc., and a deed from Laurence Moore, the surviving husband of the said Emily Parlett Moore, dated May 24th, 1923, and recorded among said Land Records in Liber H. B. N. No. 117, folio 542, etc. The interest by this

LIBER 327 PAGE 412

deed conveyed is, accordingly, a four-fifths undivided interest and a widow's dower. For further title, see deed from the said William D. Parlett and Annie S. Parlett to the Linthicum Chapel Cemetery Company of Clarksville, Howard County, dated March 9th, 1907, and recorded among said Land Records in Liber W. W. L. C. No. 83, folio 583, etc., and deed from the said Linthicum Chapel Cemetery Company of Clarksville, Howard County, to the said William D. Parlett, dated August 28th, 1911, and left for record with the Clerk of the Circuit Court for Howard County on January 3rd, 1924, and confirmatory deed from the said Linthicum Chapel Cemetery of Clarksville, Howard County, dated January 16th, 1924, and recorded among said Land Records in Liber H. B. N. No. 119, folio 380, etc.)

Said land being all of those pieces or parcels of ground which by deed dated May 4, 1929, and recorded on May 8, 1929, at 3:50 p.m. among the Land Records of said Howard County in Liber H. S. K. No. 136, folio 176, etc. were granted and conveyed by Annie S. Parlett, a widow, Susie Parlett Warfield and Frank Warfield, her husband, and Beulah Parlett, unmarried, Elinor Parlett Ridout and Charles D. Ridout, her husband, to William E. Parlett.

Received for record Feb 10-1959 at 9:00
o'clock A.M. Same day recorded and examined per
Roy H. ... Clerk

*Mailed to Anne Arundel
2-25-59*

LIBER 327 PAGE 413

The undersigned hereby grant to BALTIMORE GAS AND ELECTRIC COMPANY, its successors, licensees, and assigns, for value received, the right to construct, operate and maintain electric and telephone lines, including the necessary poles, crossarms, electric, telephone and other wires, anchors, guys, conduits, cables, street lights and equipment over the property of the undersigned situated on the SOUTHEAST CORNER OF CHILLAND MILLS AND LARG BERRY ROADS in 6th DIST, HOWARD County and acquired from

ANNA E. CURRAN, UNMARRIED
by deed dated NOVEMBER 3, 1937 and recorded among the Land Records of
HOWARD County in Liber B.M. JR. No. 158, folio 374

Together with the right to have access at all times to the lines; extend them to adjacent properties, string wires between any poles and from the nearest pole to any building; and trim, top, or cut down trees adjacent to the wires to provide ample clearance. No buildings or structures are to be erected under or over the lines.

The lines are or are to be located ALONG AND ADJACENT TO STREET ALLEYS AND BOUNDARY LINES OF LOTS

Walter A. Shank and Annie E. Shank, his wife join in this grant of easement as vendees in a Contract of Sale for the purchase from Henry W. Wohland and Nellie A. Wohland, his wife of the above mentioned property.

WITNESS OUR hand and seal this 21ST day of JANUARY 1959.
WITNESS: Henry W. Wohland
Henry W. Wohland
Nellie A. Wohland (SEAL)
Nellie A. Wohland

STATE OF MARYLAND } TO WIT:
HARVARD COUNTY }
Walter A. Shank
Annie E. Shank

I HEREBY CERTIFY, that on this 21ST day of JANUARY 1959, before me, the subscriber, a Notary Public of the State of Maryland, in and for BALTIMORE AND HARVARD County, as aforesaid, personally appeared HENRY W. WOHLAND AND NELLIE A. WOHLAND, HIS WIFE AND WALTER A. SHANK AND ANNIE E. SHANK, HIS WIFE and acknowledged the foregoing agreement to be THEIR act and deed.

WITNESS my hand and Notarial seal
H. Jack Maranto
H. Jack Maranto Notary Public

(L-567)-H-28-16

Received for record Feb. 10- 1959 at 12
o'clock PM. Same day recorded and examined per
Roby H. Mullinix RHM, Clerk.

R/H 59281
WOHLAND, HENRY W. ET AL. 1-21-59

ANNIE S. PARLETT,
and others

DEED TO

WILLIAM E. PARLETT.

136-176

*Recorded July 15, 1930
Annie S. Parlett.*

THIS DEED, Made this 4th day of May, in the year nineteen hundred and twenty-nine, by Annie S. Parlett, a widow, Susie Parlett Warfield and Frank Warfield, her husband, and Beulah Parlett, unmarried, all of Howard County, in the State of Maryland, and Elinor Parlett Ridout and Charles D. Ridout, her husband, both of Anne Arundel County; in said State, parties of the first part, and William E. Parlett, of said Howard County, party of the second part:

WITNESSETH, That in consideration of Five Dollars (\$5.00), and other valuable considerations, the said Annie S. Parlett, Susie Parlett Warfield, Frank Warfield, Beulah Parlett, Elinor Parlett Ridout and Charles D. Ridout do grant and convey unto the said William E. Parlett, in fee simple, all their right, title and interest in and to that farm of three hundred and forty four acres and ten and two-thirds square perches of land, more or less, situate and lying in the Fifth Election District of said Howard County, of which William D. Parlett, late of said Howard County, deceased, died seized, and on which he resided at the time of his death, and consisting of all those several pieces or parcel of ground which are more particularly described as follows, that is to say:

FIRST: All those two pieces or parcel of ground which, by deed dated the 22nd day of January, 1895, and recorded among the Land Records of said Howard County in Liber J. H. O. No. 62, folio 552, etc., were granted and conveyed by J. Thomas Clark and William H. Gorman, Trustees, to the said William D. Parlett, and therein particularly described and referred to, the first parcel as containing one hundred and five acres and two roods of land, more or less, and the second as containing two hundred and nineteen acres, two roods and five and two-thirds square perches of land, more or less, save and except (1) two parcels thereof, the first containing sixty two acres, one rood and sixteen square perches of land, more or less, and the second containing seven and one-quarter acres of land, more or less, which, by deed dated the 15th day of February, 1896, and recorded among said Land Records in Liber A. C. R. No. 65, folio 189, etc., were granted and conveyed by the said William D. Parlett and others to Edwin Warfield, and (2) one acre thereof which, by deed dated the 18th day of April, 1911, and recorded among said Land Records in Liber W. W. L. C. No. 91; folio 472, etc., was granted and conveyed by the said William D. Parlett and Annie S. Parlett, his wife, to Alpheus W. Hobbs.

SECOND: All those two pieces or parcels of ground which, by deed dated the 19th day of February, 1896, and recorded among said Land Records in Liber A. C. R. No. 65, folio 325, etc., were granted and conveyed by Edwin Warfield and wife to the said William D. Parlett, and therein particularly described and referred to, the first parcel as containing seven acres and one square perches of land, more or less, and the second as containing four acres, three roods and eight square perches of land, more or less.

THIRD: All that piece or parcel of ground which, by deed dated the 4th day of

April, 1905, and recorded among said Land Records in Liber W. W. L. C. No. 80, folio 259, etc., was granted and conveyed by Frances V. Willard and others to the said William D. Parlett, and therein particularly described and referred to as containing seventy seven acres, three roods and twelve square perches of land, more or less.

(The said William D. Parlett departed this life, intestate, on the 30th day of September, 1915, seized of said land, and left the said Annie S. Parlett, his widow, and five children namely, the said William E. Parlett, Susie Parlett Warfield, Beulah Parlett, Elinor Parlett Ridout and Emily Parlett Moore, as his heirs-at-law. The said Emily Parlett Moore departed this life, childless, on the 1st day of March, 1923, and her interest in said property is now vested in the said Annie S. Parlett in virtue of the will of the said Emily Parlett Moore, dated the 4th day of December, 1922, and recorded in the office of the Register of Wills for said Howard County in Wills Liber R. D. No. 6, folio 262, etc., and a deed from Laurence Moore, the surviving husband of the said Emily Parlett Moore, dated May 24th, 1923, and recorded among said Land Records in Liber H. B. N. No. 117, folio 542, etc. The interest by this deed conveyed is, accordingly, a four-fifths undivided interest and a widow's dower. For further title, see deed from the said William D. Parlett and Annie S. Parlett to the Linthicum Chapel Cemetery Company of Clarksville, Howard County, dated March 9th, 1907, and recorded among said Land Records in Liber W. W. L. C. No. 83, folio 583, etc., and deed from the said Linthicum Chapel Cemetery Company of Clarksville, Howard County, to the said William D. Parlett, dated August 28th, 1911, and left for record with the Clerk of the Circuit Court for Howard County on January 3rd, 1924, and confirmatory deed from the said Linthicum Chapel Cemetery of Clarksville, Howard County, dated January 16th, 1924, and recorded among said Land Records in Liber H. B. N. No. 119, folio 380, etc.)

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 William E. Parlett, forever in fee simple, to the end that he may henceforth be seized and possessed thereof in severalty, free, clear and discharged of all claims of the parties of the first part therein or thereto.

AND the said parties of the first part covenant that they will warrant specially the property hereby conveyed, and that they will execute such further assurances of said land as may be requisite.

AS WITNESS THEIR HANDS AND SEALS, the day and year first above written.

TEST as to Annie S. Parlett, Susie Parlett Warfield, Frank Warfield and Beulah Parlett:

Annie S. Parlett. (SEAL)

C. Kenneth Pickett.

Susie Parlett Warfield. (SEAL)

TEST as to Elinor Parlett Ridout and Charles D. Ridout:

Frank Warfield. (SEAL)

F. Wilhelmina Pettibone

Beulah Parlett. (SEAL)

Elinor Parlett Ridout. (SEAL)

Charles D. Ridout (SEAL)

STATE OF MARYLAND, HOWARD COUNTY, Sct.:

I HEREBY CERTIFY, That on this 4th day of May 1929, before me, the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, and residing in Howard County aforesaid, personally appeared Annie S. Parlett, Susie Parlett Warfield and Frank Warfield, her husband, and Beulah Parlett, and each acknowledged the foregoing deed to be their respective act.

AS WITNESS MY HAND AND NOTARIAL SEAL.

(SEAL'S PLACE)

C. Kenneth Pickett.

Notary Public.

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, Sct.:

I HEREBY CERTIFY, That on this 7th day of May, 1929, before me, the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, and residing in Anne Arundel County aforesaid, personally appeared Elinor Parlett Ridout and Charles D. Ridout, her husband, and each acknowledged the foregoing deed to be their respective act.

AS WITNESS MY HAND AND NOTARIAL SEAL.

(SEAL'S PLACE)

F. Wilhelmina Pettibone.

Notary Public.

Received for record 8th May 1929, at 3:50 o'clock P. M. Same day recorded and examined per

Howard A. Rubin Clerk.

ADDIE E. RADCLIFFE

DEED TO

ROY L. RADCLIFFE

THIS DEED, Made this 6th day of May, in the year nineteen hundred and twenty-nine, by me, Addie E. Radcliffe, of Howard County, in the State of Maryland.

WITNESSETH, that in consideration of Five Dollars (\$5.00) and other good and valuable considera-

tions, I, the said Addie E. Radcliffe, do grant and convey unto Roy L. Radcliffe (subject to the reservation hereinafter made), all those two contiguous pieces or parcels of ground, situate and lying in the Second Election District of said Howard County, comprising the farm on which I now reside, and which are more particularly described as follows, that is to say:

FIRST PARCEL: All that piece or parcel of ground which is particularly described and referred in a deed from Eden Shipley and wife to Samuel J. Radcliffe (my late husband's father), dated July 7th, 1863, and recorded among the Land Records

*Received 8th May 1929
Roy Radcliffe*

Deed to
Trustee
per book
7 May 1873

J. Thomas Clark and
William W. Forman
Trustees
Deed to
William D. Carlett

Wid. Mett, made this twenty second
day of January in the year one thousand
eight hundred and ninety four by J.
Thomas Clark, of Howard County, State
of Maryland, and William W. Forman,
of Baltimore City, State of Maryland,
Trustees as hereinafter mentioned; Whereas by a
decree of the Circuit Court for Howard County, In Equity, dated
14th February 1888, and passed in a cause in said Court, between
Nora C. Forman and others, Complainants, and Albert Clark
and others, Defendants, the above named J. Thomas Clark and
William W. Forman were appointed Trustees with authority
to sell the real estate in the proceedings in said cause mentioned,
and the said Trustees, after consulting with all the persons re-
quisite of the decree did, on or about 21st November 1874, sell
unto William D. Carlett, of Howard County, State of Maryland,
at and for the sum of seven thousand five hundred dollars,
together with interest on same at five per cent from the 1st
November 1874 to the day of the ratification of said sale by the
Court, to wit: 3rd January 1875, which amounts to the sum of
seven thousand five hundred and sixty-four dollars and fifty
eight cents, current money, the two following described tracts or
parcels of land situate, lying and being in Howard County, State
of Maryland, that is to say: First, all that tract of land con-
veyed to William Clarke by J. T. B. Dorsey, Trustee, by deed
dated 27th March 1856 and recorded in Liber W. H. W. No. 17 filed
17th April 1857 in the Howard County land records, which deed was filed
8th December 1887 in the above entitled case as Exhibit No. 6 and
said tract of land being described therein as follows, to wit: all
that part of the tract or tracts of land called "White Mine and
Claret" beginning for the same at a stone marked T. W. N. B.
1863 standing in or near the North by West line of Doughorgan
Wanam and running with and bounding on said line, until
it intersects the said line of the land called "White Mine
and Claret" thence running and bounding on the said second
line of "White Mine and Claret" to the end thereof thence running
with and bounding on the third line of said land one hundred
and sixteen perches and one half perch to a stone planted,
thence running across the land the following courses and
distances, to wit, South seventy-two degrees and a half East
twelve perches to a stone planted, South thirteen degrees
East nine perches to a stone planted, South eighty degrees East
sixty-two perches and two thirds of a perch to a stone planted,
North thirty eight degrees East fifty perches to a stone planted

BEST COPY AVAILABLE

BEST COPY AVAILABLE

North fifty degrees East sixty-four perches to the first beginning
 marked stone, containing one hundred and four and a
 half acres of land, more or less. Secondly, all that tract
 described in the Certificate of Survey of J. T. R. Carroll, Surveyor
 dated 6th October 1874 and filed with the Supplemental Report
 of the Trustees in the above entitled case 19th January 1890, as
 follows, to wit: Beginning for the same at a White Flint
 Stone hereofore planted at the beginning of the fourth line
 of the land described in the deed from John O'Honnell and
 wife to William Clark dated 6th December 1848 and recorded
 in Liber C. P. R. N^o 8 folio 323 & 301 of Howard County land
 records, thence running with the outlines of said deed corrected
 by two and a half degrees for retrograde magnetic variation
 the following two lines bounding on Whitcomb Road, South
 twenty seven degrees East one hundred and fifty six perches
 to a Stone hereofore planted; South eighty eight and one
 quarter degrees East twelve perches to a stone hereofore
 planted; thence bounding on White Wine and Black two
 courses, South nine and one half degrees East one hundred
 and fifteen and one half perches to a stone; South fifty
 seven degrees West nine and one half perches to a stone
 planted on the South side of the fence between the Carlett
 Farms and the Willard property, North seventy eight and
 three quarters degrees West thirty two perches to a stone
 hereofore planted; North seventy two and one quarter degrees
 West thirty perches to stake and stone now planted; a
 part of the preceding line and the four following lines divide
 the Carlett Farms from Andrew Adams land, and the first
 three of the said five lines are parallel with a ditch and
 four feet from it, that is, four feet South of the main
 ditch and four feet west of that part of said ditch extending
 along the edge of the woods, North seventy five degrees West
 sixty eight and three quarters perches to a point southwest
 four feet from the angle of said ditch; North twenty six
 and three quarters degrees West thirteen and one quarter
 perches; North thirty eight and three quarters degrees West
 thirteen and three quarters perches to the end of said ditch;
 thence North seventy eight degrees West thirty two and one
 quarter perches to stump which formerly stood at Chestnut
 tree; North eighty eight degrees West twenty two and one half
 perches to Jones land, which formerly belonged to the late
 James Clark; thence bounding on said land the three following
 courses and distances North six degrees East thirty nine and
 one third perches; North three and one quarter degrees West forty

HOWARD COUNTY CIRCUIT COURT (Land Records) JHO 62, p. 0553, MSA_CE53_53, Date available 11/06/2003, Printed 06/06/2018

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two perches to a stone heretofore planted on the South side of
 a branch: thence North fifty one and one quarter degrees West forty
 and one half perches to a stone at the South-east corner of J. Thomas
 Clark's woodlot: thence bounding on said lot North forty three
 and one quarter degrees East one hundred and twenty two
 perches to a stone heretofore planted at the Northeast corner
 of said lot: thence leaving the outlines of said deed and running
 with a new line South eighty nine degrees East fifty one
 perches to the beginning. Containing two hundred and
 nineteen acres two rods and five and two thirds square perches
 of land more or less. Being part of the land conveyed by John
 O'Donnell and wife to William Clark by deed dated and
 recorded as aforesaid.

And Whereas, the aforesaid sale
 has been duly reported to and ratified and confirmed by the
 said Circuit Court for Howard County: In Equity and Whereas
 the purchase money aforesaid has been fully paid and satisfied
 to the said Trustees they are authorized by the said decree to
 execute these presents.

Now this Deed witnesses that the said J. Thomas Clark
 and William H. Forman, Trustees as aforesaid for and
 in consideration of the premises and of the sum of seven
 thousand five hundred and sixty four dollars and fifty eight
 cents current money to given and hand paid by the said William
 P. Carlett at and before the sealing and delivery of these presents
 the receipt whereof is hereby acknowledged. Do hereby grant
 and convey unto the said William P. Carlett all the property
 hereinafter described with the appurtenances thereto be
 longing, and all the right title interest and estate of all of the
 parties to the aforesaid decree and every of them, both at law
 and in equity in and to the same and every part and parcel
 thereof.

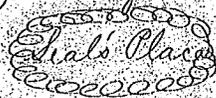
To have and to hold the aforesaid land and premises with its
 appurtenances aforesaid unto the said William P. Carlett
 his heirs and assigns forever.

Witness the hands and seals of the said Trustees
 J. Thomas Clark
 W. H. Forman (Witness)
 J. Thomas Clark
 W. H. Forman
 John L. Webb

District of Columbia
 City of Washington, to wit:
 I hereby certify that on this 22nd day of January in the year
 one thousand eight hundred and ninety four before me

The subscriber, a Notary Public of the District of Columbia
in and for the City of Washington personally appeared
J. Thomas Clark, Trustee as aforesaid, and acknowledged
the foregoing Deed to be his act.
In Testimony whereof I have affixed my official seal this
22^d day of January A. D. 1895.

H. H. Brogden
Notary Public

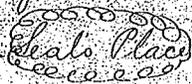


State of Maryland, Baltimore City, to wit:
I hereby certify that on this twenty fifth day of January
in the year one thousand eight hundred and ninety five,
before me the subscriber a Justice of the Peace of the
State of Maryland, in and for Baltimore City, personally
appeared William M. Gorman, Trustee as aforesaid, and
acknowledged the foregoing Deed to be his act.

John L. Webb, Jr.

State of Maryland, Baltimore City, to wit:
I hereby certify that John L. Webb Esquire, before whom
the aforesaid acknowledgment was made, and who has since
subscribed his name, was, at the time of so doing, a Justice
of the Peace of the State of Maryland, in and for the City of
Baltimore, duly commissioned and sworn, and authorized
by law to administer oaths and take acknowledgments. I
further certify that I am acquainted with the hand
writing of the said Justice, and verily believe the signature
to be his genuine signature.
In Testimony whereof I have set my hand and affix the
seal of the Superior Court of Baltimore City, this 25th day of
January A. D. 1895.

Jan Bond Clerk of the
Superior Court of Baltimore City



Received for record 26th January 1895 at 3 P.M. Same day
recorded & examined for

J. W. Deringer Clerk

REST COPY AVAILABLE

any preference or priority of payment except as may be allowed or recognized by law and then after the payment in full of all such debts to pay the surplus, if any, to the said Grantor, his executors, administrators or assigns or whoever may by law be rightfully entitled thereto. Witness the hand and seal of the said Grantor.

Test. Rivaldo P. Smith ^{Execd}
Jasper M. Berrey, Jr. }

State of Maryland.

Baltimore, City, to-wit:
I hereby certify that on this 10th day of April, in the year eighteen hundred and ninety-six before me the Subscriber a Notary Public of the State of Maryland, in and for Baltimore, City aforesaid personally appeared Rivaldo P. Smith the above named Grantor and acknowledged the aforesaid Deed to be his Act.

Witness my hand and Notarial Seal.
Jasper M. Berrey, Jr.
Notary Public

Received for record 10th April 1896 at 2 P. M. Same day recorded & Examined for
J. H. Conway, Clerk

Deed to Edwin Warfield & wife
Grantee. Deed to
22 Aug 1896 William D. Carlett

This Deed, made this nineteenth day of February, in the year one thousand eight hundred and ninety-six, by Edwin Warfield and Emma A. Warfield, his wife, of Howard County, in the State of Maryland. Witnesseth, that in consideration of the sum of three hundred and fifty-four dollars and nineteen cents (\$354.19), the receipt whereof is hereby acknowledged, the said Edwin Warfield and Emma A. Warfield, his wife, do hereby grant and convey unto William D. Carlett, his heirs and assigns, in fee simple, all those two lots, pieces or parcels of land or ground situate, lying and being in Howard County aforesaid, and described as follows: First; A part of "Walnut Grove" described by metes and bounds, courses and distances, as follows, to-wit: Beginning for the corner

HOWARD COUNTY CIRCUIT COURT (Land Records) AGR & JHO 65, p. 0225, MSA_CES3_36, Date available: 11/07/2023, Printed: 03/27/2024

BEST COPY AVAILABLE

the stone heretofore planted at the end of the fourth line of "Walnut Grove"; thence reversely with the fourth third part of second line of said land south eighty-eight degrees (88) east twelve perches (12); north ten and one-half degrees (10 1/2) west three and one-fifth perches; south eighty-eight degrees (88) east seventy-one and three-fifths perches (71 3/5) to a point in said second line two and a half perches south seventy-four and one-half degrees (74 1/2) east of a wild cherry tree standing in the new divisional line; north seventy-four and one-half degrees (74 1/2) west two and one-half perches 2 1/2 to said tree; still with the same bearing north seventy-four and one-half degrees (74 1/2) west ninety-eight and one-tenth perches (98 1/10) to intersect the fifth line of said "Walnut Grove"; thence reversely with said line south twenty-seven and one-half degrees (27 1/2) east thirty-one and three-fifths perches (31 3/5) to the beginning. Containing and now laid off for seven acres (7) and one square perch or less.

Record: A part of the twenty and one-half acres (20 1/2) lot known as the "Wood Lot" described by metes and bounds, courses and distances, as follows, to-wit: Beginning for the same at the stone heretofore planted at the southeast corner of said "Wood Lot", and running thence with a part of the fourth line of said lot (north forty-three and one-half degrees (43 1/2) east thirty-one and three-fifths perches (31 3/5) to the end of the new divisional line as first met; thence continuing said line across said "Wood Lot" north seventy-four and one-half degrees (74 1/2) west twenty-eight and three-quarter perches (28 3/4) to intersect the second line of said lot; thence with the remainder of said line and bounding on Zepher's land one course south forty-five and one-half degrees (45 1/2) west twenty-nine perches (29); thence with the third line of said lot and bounding on Jones' land one course south sixty-eight and one-quarter degrees (68 1/4) east twenty-seven and two-tenths perches (27 2/10) to the beginning. Containing four acres (4) three rods (3) eight square perches (8) of land, more or less. The foregoing description of said two lots, pieces or parcels of land being according to the survey of John T. R. Carroll, Esq. surveyor, and his plat thereof dated November 25th 1895, and recorded, or to be recorded, among the Land Record of Howard County aforesaid, with a deed from said William D. Carsteth and wife, and William H. Gorman, guardian, Mortgage, at or about the time of the recording of those deeds. Together with the buildings and improvements thereto now erected, made or being, and all and every the rights, alleys, ways,

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HOWARD COUNTY CIRCUIT COURT (Land Records) ACR 8, JHO 85, p. 0526, MSA, class 26, Date available 11/05/2013, Pm144103171/20

BEFORE AVAILABLE

waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

To Have And To Hold the land 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 William D. Cockett, his heirs and assigns, in fee simple.

And the said Edwin Warfield covenants that he will warrant specially the property hereby granted, and conveyed, and that he will execute such further assurances of said land as may be requisite.

Witness the hands and seals of the said Edwin Warfield and Emma A. Warfield, his wife, the said nineteenth day of February in the year one thousand eight hundred and ninety-six.

Test:
Thos. Kell Bradford }

Edwin Warfield
Emma A. Warfield

State of Maryland,

City of Baltimore, to-wit:

I Herby Certify, that on this 19th day of February in the year one thousand eight hundred and ninety-six, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared Edwin Warfield and Emma A. Warfield, his wife, and each acknowledged the foregoing Deed, to be their respective act.

Thos. Kell Bradford

Thos. Kell Bradford
Notary Public

Received for record 13th April 1896 at 9 A. M. Same day recorded. Examined for

J. H. Owings Clerk

BEST AVAILABLE COPY

June 7/95
Deed to
W. D.
Parlett

Francis V. Willard
Oliver Carroll Willard
Mary E. Willard
Martin Kinnel Lee Willard.
Deed to
William D. Parlett

This Deed, made this 4th day
of April 1905 by Francis V. Wil-
lard, of Frederick County, Mary-
land (widow) Oliver Carroll
Willard and Mary E. Willard
his wife of the State of Missouri
and Martin Kinnel Lee

Willard of Howard County Maryland, parties of the
first part, and William D. Parlett party of the second
part, witnesseth that in consideration of One Thous-
and Nine hundred and forty five dollars and Seventy
two cents dollars in hand paid by the party of the
second part, the receipt whereof is hereby acknowl-
edged, the said Francis V. Willard (widow) Oliver
Carroll Willard and Mary E. Willard his wife, and
Martin Kinnel Lee Willard do grant and convey unto
William D. Parlett his heirs and assigns in fee simple,
all that tract of land situate, lying and being in
Howard County and described as follows: Beginning
for the same on the South side of the Clarksville Pike
land at the end of 44 perches or thereabouts in the second
line of the deed from Denton Lylehart and wife to
Martin O. Willard, said deed bearing date September
20th 1872 and is recorded in Liber W. M. M. No. 37 of 6
3429 on one of the Land Records of Howard County.
Thence with the greater part of said second line
corrected for westerly magnetic variation 79th
W 139th 45 perches to the end of said line and to Will-
iam D. Parlett's land; thence running with the
outline of said Willard deed and bounding on the
said Parlett's land the following eight courses and
distances, corrected for variation as aforesaid: S 58th
W 64 perches 42th W 58 perches to a stone hereto-
fore planted at the end of said line as a bound-

1034

any of the lands of Willard and Pallett. Thence ⁴ N 75° W
 620 ⁵/₄ perches N 18 ¹/₄° W 9 perches N 70° W 11 perches to
 intersect the third line of "White Pine and Black"
 Thence with a part of said line corrected as aforesaid,
 S 10° E 16 ¹/₂ perches to the end of the first line of
 "Northingtons Range" Thence bounding on the
 lines of said land, as corrected N 75 ¹/₂° W 24 perches
 N 70° W 34 ³/₄ perches to the end of the tenth line of
 the said Willard's deed being a boundary of the lands
 of Adams, Willard and Pallett; Thence clearing
 the outlines of the Willard deed and running along
 the lands of said Willard to divide at S 62° E 245 ¹/₂
 perches to the South side of the Charleston Pike
 land, to intersect the second line of the deed from
 John Mulcahe and wife to Michael Powell said
 deed is dated, February 3rd 1875 and is recorded in
 Liber L. J. W. No 35 folio 84 & c in Howard County Land
 Records. Thence westerly with a part of said line
 corrected for variation N 45° E 73 perches and 14 ¹/₂
 links to the place of beginning containing and now
 laid out for 77 acres 3 rods and 12 square perches
 of land. It being a part of that tract of land which
 Denton Iglehart and wife conveyed to Martin O.
 Willard by deed dated September 20th 1872 and is
 recorded among the Land Records of Howard County
 in Liber N. N. W. No 32 folio 342 & c, and which said
 Martin O. Willard devised to the parties of the first
 part hereto, by his Will dated July 7th 1883 and is
 recorded among the records in the office of the
 register of Wills of Howard County in Liber T. B. 76
 folio 483 & c and the Codicils thereto.
 Together with the buildings and improvements
 thereupon erected, made or being; and all and
 every, the rights, alleys, ways, waters, privileges, ap-
 purliances and advantages to the same belonging
 or in anywise appertaining.
 To have and to hold the land and premises
 above described and mentioned, and hereto in-
 tended to be conveyed; together with the rights,
 privileges, appurliances and advantages there-
 to belonging or appertaining unto and to the
 proper use and benefit of the said William D.
 Pallett in fee simple,
 and the said grantors do hereby covenant that they

BEST AVAILABLE COPY

will warrant specially the property hereby granted and conveyed: and that they will execute such further assurances of said land as may be requisite.

Witness our hands and seals

as to F. V. Millard	Francis V. Millard	(Seal)	
Witness	as to O. C. M. Oliver	Oliver Cornoll Millard	(Seal)
Mrs. J. Hinkle	May Millard	May E. Millard	(Seal)
as to M. K. Lee Millard	Joseph O'full	Martin Kennell Lee Millard	(Seal)
Chas. R. Hutchinson			

State of Maryland, Frederick County to wit:

I hereby certify that on this 4th day of April 1905, before the subscriber a Notary Public of the State and County aforesaid personally appeared Francis V. Millard and acknowledged the foregoing Deed to be her act and deed. In testimony whereof I have hereunto set my hand and attached my Notarial seal the day and year aforesaid.

Mrs. J. Hinkle J.P.

State of Maryland, Frederick County, Sch:

I hereby certify that William J. Hinkle, Esquire, before whom the annexed acknowledgment was made, and who has thereto subscribed his name, was at the time of so doing a Justice of the Peace of the State of Maryland, in and for Frederick County, duly appointed, commissioned, and sworn, and authorized by law to take acknowledgements, and administer oaths, and to exercise the jurisdiction conferred by law on such Justice, and that the signature attached thereto, purporting to be his, I believe to be genuine.

In Testimony Whereof, I have hereunto subscribed my name and affixed the seal of the Circuit Court for Frederick County, this 9th day of May A.D. 1905.

Samuel T. Wafford

Clerk of the Circuit Court for Frederick County.

State of New Jersey, Monmouth County to wit:

I hereby certify that on this first day of May 1905, before the subscriber a Notary Public of the State of New Jersey in and for Monmouth County personally appeared Martin Kennell Lee Millard and he acknowledged the foregoing Deed to be his act and deed.

BEST AVAILABLE COPY

199/56

Received for record 25th February 1896 at 9 A.M. Same day recorded & Examined per

J. H. Ovington Clerk

Granted to
William D. Carlett &
Annie Carlett, his wife.
Wm. H. Gorman, guardian.
Deed to
Edwin Warfield

This Deed made this Fifteenth day of February in the year one thousand eight hundred and ninety-six by William D. Carlett and Annie Carlett, his wife, of Howard County, in the State of Maryland, to

William H. Gorman, guardian, of Baltimore County, in said State, sole joint and several assignee, by deed, to wit: ^{and} hereinafter named grantee free, clear and discharged of and from a mortgage heretofore given by the said William D. Carlett and wife to the said William H. Gorman, guardian of his minor children, dated the twenty-fifth day of January in the year one thousand eight hundred and ninety-five, and recorded among the said Records of Howard County aforesaid in Liber of R.O. No. 62, folio 556th. Witnesseth that in consideration of the sum of two thousand and eighty-eight dollars, the receipt whereof is hereby acknowledged, the said William D. Carlett and Annie Carlett, his wife, and the said William H. Gorman, guardian, do hereby grant and convey unto Edwin Warfield, his heirs and assigns, all three two lots, pieces or parcels of land or ground situate, lying and being in Howard County, aforesaid, and described as follows: First: A part of "Hayland Farm" described by metes and bounds, courses and distances, as follows, to wit: (Beginning for the same at the end of thirty-one and three-fifths perches (31³/₅) on and in the fifth line of "Walnut Grove"; thence across "Hayland Farm" north seventy-four and one-half degrees (74¹/₂) west one hundred and seventy three and one-fifth perches (173¹/₅) to intersect the fourth line line of the "Woodlot" formerly owned by J. H. Clark, at the end of thirty-one perches and ten links on and in said line; thence with the remainder of said line north forty-three and one-quarter degree (43¹/₄) east ninety and three-fifths perches (90³/₅) to the stone at the northeast corner of said lot south eighty-nine degrees (89) east fifty-one perches (51) to the white flint stone heretofore planted at the western extremity of "Walnut Grove" thence bounding seventy-one and five-fifths line of "Walnut Grove" north

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HOWARD COUNTY CIRCUIT COURT (Land Records) ACR & JHO 65, p. 0169, MSA_CES3_56, Date available: 1/08/2013, Printed: 03/27/2020

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twenty-seven and one-half degrees ($27\frac{1}{2}$) east one hundred and twenty-three and two-fifth perches ($123\frac{2}{5}$) to the beginning, containing and more laid off for sixty-two acres (62) and noob. (1) sixteen square perches (16) of land, more or less. Second:-

A part of White Wine & Blane^t described by metes and bounds, courses and distances, as follows, to wit: Beginning at the stone heretofore planted at the beginning of the second line of said land and running with a part of said second line and bounding on "Malnub Knorr" north eighty-eight degrees (88) west ninety-six and two-fifth perches ($96\frac{2}{5}$) to a point two and a half perches south seventy-four and one-half degrees east of a wild cherry tree standing in the new divisional line between the lands of Senator Warfield and William D. Carlett; thence south seventy-four and one-half degrees ($74\frac{1}{2}$) east one hundred and six perches (106) to "Doughornigan Branch", and bounding thence on one course north fourteen and one-quarter degrees ($14\frac{1}{4}$) west twenty-four perches (24) and fifteen links (15) to the beginning, containing seven and one-quarter acres, more or less. The foregoing description of said two lots, pieces or parcels of land being according to the survey of John T. R. R. Carroll, Esq., surveyor, and his plat to be hereinafter recorded, made November 23rd 1895, and the said two lots of land being part of that tract or piece of which was conveyed to the said William D. Carlett by J. Thomas Clark and William H. Gorman, Trustees, by deed dated the 22nd day of January, eighteen hundred and ninety-five, recorded among the said Records of said Howard County in Liber J. N. O. N^o 62 folio 532, &c.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in any way appertaining.

To Have And To Hold the land 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 Edwin Warfield, his heirs and assigns, in fee simple.

And the said William D. Carlett covenants that he will warrant specially the property hereby granted and conveyed, and that he will execute such further assurances of said land as may be requisite.

Witness the hands and seals of the said William D. Carlett and Annie Carlett, his wife, and of the said William H. Gorman, guardian, the said 15th day of February in the year one thousand eight hundred and ninety-five.

Test:
Thomas Maynard
G. E. Readon
as to W. H. G.

W^m D. Carlett
Annie Carlett
W^m H. Gorman
Guardian.

State of Maryland, Howard County, to-wit:
I Herby certify, that on this 15th day of February in the year
one thousand eight hundred and ninety six, before me, the
subscriber, a Justice of the Peace of the State of Maryland, in
and for Howard County aforesaid, personally appeared William
D. Carlett and Annie Carlett, his wife, and each acknowledged
the foregoing Deed to be their respective act.

Thomas Maynard
Justice of the Peace

State of Maryland, Baltimore County, to-wit:
I Herby certify, that on this 19th day of February in the year
one thousand eight hundred and ninety six, before me, the sub-
scribe, a Justice of the Peace of the State of Maryland, in and
for Baltimore County aforesaid, personally appeared William
H. Gorman, guardian, and acknowledged the foregoing Deed, to
be his act.

G. E. Readon

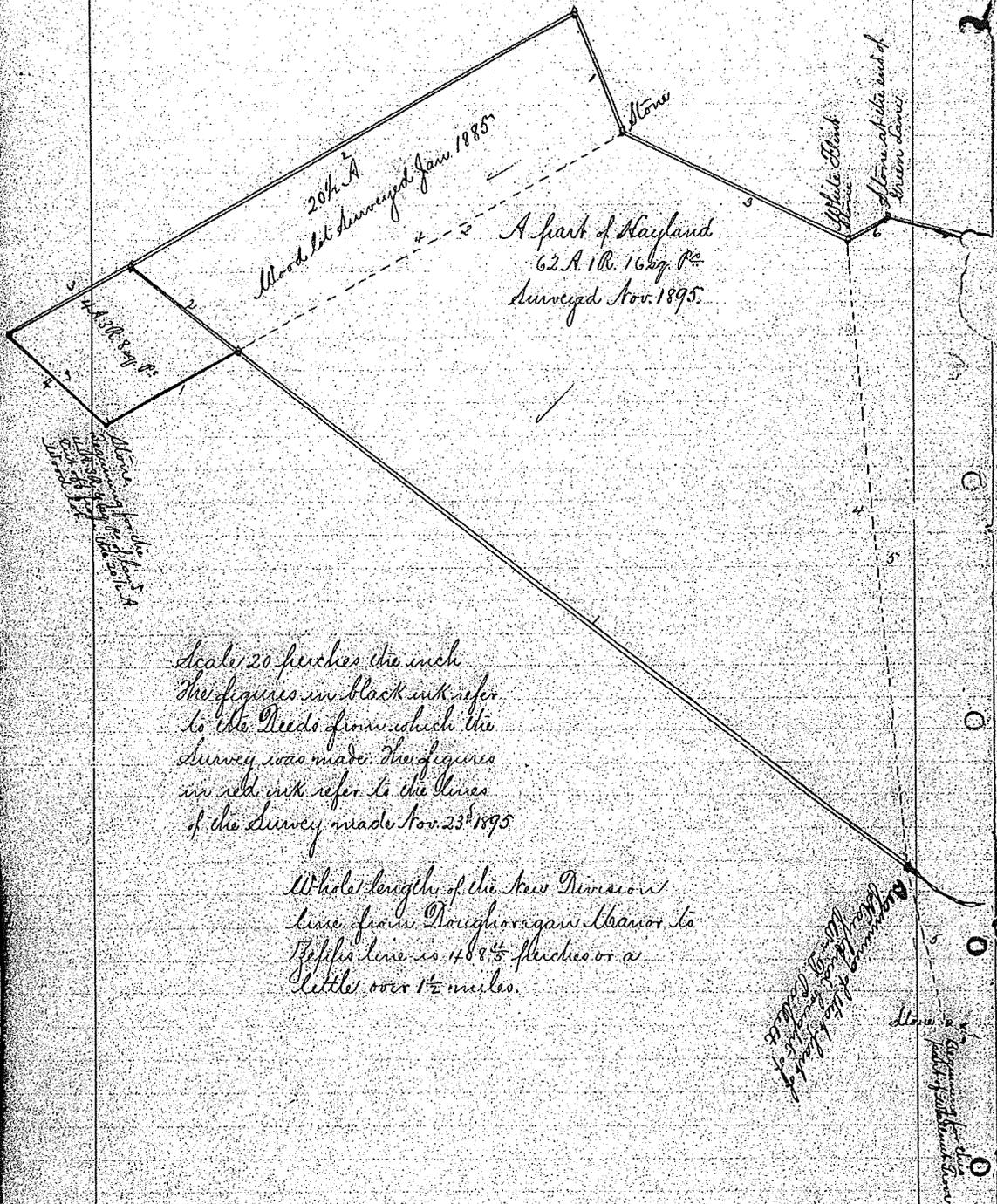
State of Maryland, Baltimore City, to-wit:
I Herby certify, that G. E. Readon, Depute, before whom
the aforesaid acknowledgment was made, and who has taken and
scribed his name, was, at the time of so doing, a Justice of the
Peace of the State of Maryland, in and for the City of Baltimore,
duly commissioned and sworn, and authorized by law, to
administer oaths and take acknowledgments. I further certify
that I am acquainted with the handwriting of the said
Justice, and verily believe the signature to be his genuine sig-
nature.

In Testimony Whereof, I have set my hand, and affix the
seal of the Superior Court of Baltimore City, this 19th Day of
February A. D. 1896

Eden's Place

Robt. Ogles, Clerk of the
Superior Court of Baltimore City

RECORD AVAILABLE



Scale 20 furlongs the inch
 The figures in black ink refer
 to the needs from which the
 survey was made. The figures
 in red ink refer to the lines
 of the survey made Nov. 23rd 1895

Whole length of the new Division
 line from Doughoragan Manor to
 Belfast line is 1488 ¹/₂ furlongs or a
 little over 1 ¹/₂ miles.

Received for record 25th February 1896 at 9 A.M. Same day recorded &
 Examined for
 J. H. Orange Clerk

NOT COPY AVAILABLE

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Walnut Grove
177 A
Surveyed Dec. 9th 1887.

A part of Walnut Grove
Surveyed 16th 22nd 1888

8
Highlands Lane
Dunham Park Lane

Walnut Grove Lane

Along
Remains of
Walnut Grove

A part of Walnut Grove
Surveyed Nov 23rd 1895

Along at the
Beginning of the
of Walnut Grove & blank

Surveyed Nov 23rd 1895
J. R. R. Carroll
Surveyor of Howard County, Mo.

HOWARD COUNTY CIRCUIT COURT (Land Records) AGR & HO 85 p. 0193. MSA_CHE51_56. Date available: 11/05/2003. PageID: 03777920

*W.D. Parlette
and wife,
Deed to
Alpheus W. Hobbs.*

THIS DEED, made this 18 day of April in the year nineteen hun-
dred and eleven by William D. Parlette and Annie Parlette, his
wife, of Howard County in the State of Maryland, parties hereto
of the first part; AND Alpheus W. Hobbs, of Howard County in

the State of Maryland, party hereto of the other or second part;

WITNESSETH that for and in consideration of the sum of Five Dollars current money and
of other considerations both good and valuable then hereunto moving, the said William
D. Parlette and Annie Parlette his wife, do hereby grant and convey unto the said
Alpheus W. Hobbs, his heirs and assigns in fee-simple all that piece or parcel of
land and premises situate, lying and being in Howard County aforesaid and which is
more particularly described as follows; BEING all the land lying on the East side
of "Sheppard's Lane" in said County, which was conveyed to the said William D. Parlette
by William H. Gorman et al. trustee by their deed dated January 22nd. 1895 and of
Record among the Land Records of Howard County aforesaid in Liber J.H.O. # 62 at fo
folio 552 et seq. which said tract contains about One Acre of land more or less.

TOGETHER with all the improvements thereon and all the rights, ways, roads, waters
privileges, appurtenances and advantages thereto belonging or in any wise appertain-
ing. TO HAVE AND TO HOLD the land and premises above mentioned and described and
hereby intended to be conveyed together with all the improvements thereon and all
the rights, privileges, appurtenances and advantages thereto belonging or appertain-
ing, unto and to the proper use and benefit of the said Alpheus W. Hobbs FOREVER.

AND the said William D. Parlette doth hereby covenant that he will execute and de-
liver such further assurances of said land as may be requisite and necessary; and --
that he doth hereby warrant the same specially.

WITNESS THE HANDS AND SEALS OF THE SAID GRANTORS:-

Attest: W. R. Dorsey Wm. D. Parlette (Seal)
Annie Parlette (Seal)

STATE OF MARYLAND HOWARD COUNTY TO WIT:-

I hereby certify that on this 18th day of April in the year nineteen hundred and e-
leven before me the subscriber a Notary Public of the State of Maryland in and for
the County of Howard aforesaid personally appeared William D. Parlette and Annie Par-
lette his wife, the grantors named in the foregoing Instrument of Writing and they
each acknowledged the foregoing to be their act and deed.

(Seal Place) W. R. Dorsey
Notary Public.

Received for record 2nd Sept 1911 at 10 o'clock A.M. Same day recorded and examined
per. W. H. L. Cissel Clerk.