

BOOK 6829 PAGE 651

Please return to:
Charles F. Delavan
P.O. Box 868
Annapolis, MD 21404

MUTS QUITCLAIM DEED AND AGREEMENT made this 8th day of April, in the year One Thousand Nine Hundred and Ninety-four (1994) from PEPPERCORN LAND LIMITED PARTNERSHIP, a Maryland limited partnership, Grantor, to ANNE ARUNDEL COUNTY, MARYLAND, a body corporate and politic, Grantee.

WITNESSETH, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does grant, convey, release, assign and forever quitclaim unto the said Grantee, all right, title and interest of the said Grantor of, in and to, the premises described in Schedule "A" attached hereto and made a part hereof.

SUBJECT, however, to:

- (1) such state of facts that an accurate field survey or a personal inspection of the premises may disclose; and
- (2) the rights of the public in and to that portion of the premises within the right-of-way lines of public highways and Little Patuxent River and Big Patuxent River.
- (3) A reservation of general easements and rights-of-way in the Grantor, its successors and assigns, for those roads, pedestrian walkways, utilities including water, sewer, electric, gas pipes or lines, telecommunications and cable lines, storm drainage and stormwater management facilities reasonably necessary for the development of the Piney Orchard PUD project and other land owned by the Grantor.
- (4) A reservation of easements and rights of way in the Grantor, its successors, licensees and assigns to construct, install, reconstruct, operate and maintain electric, gas and communication lines, including, but not limited to, poles, crossarms, wires, anchors, guys, conduits, cables, transformers, switchgear, manholes, vaults, mains, pipes,

RECEIVED FOR THE
State Department of
Assessments & Taxation
for Anne Arundel County

WILLIAM F. SMOUSE

16/11/1994
DATE
WFS

1994 NOV -3 PM 2:21

valves, meters, above ground transformers, switchgear, pads, appurtenant equipment and enclosures upon, over, under and across the land.

Together with the right of access at all times to the above described facilities, the right to trim, top, cut down and remove trees and/or shrubs adjacent to said facilities to provide proper operating clearance, and the right to make necessary openings and excavations for the purpose of examining, repairing, replacing, altering or extending said facilities provided that all openings or excavations shall be properly refilled and the property left in good and safe condition. No buildings or structures are to be erected under or over the lines, and adequate horizontal clearances, with a five (5) foot minimum, must be maintained.

(5) A pre-existing easement and right-of-way held by Consolidated Gas, Electric Light and Power Company of Baltimore by virtue of a deed dated June 9, 1937 recorded in the Land Records of Anne Arundel County in Liber FAM No. 166, folio 59, set forth therein (in part) as follows:

"...the right to erect, string, operate, maintain and renew the following described electric transmission and pole lines with all necessary poles, crossarms, anchors, wires, cables and attachments upon and over the following property and right of way of the Grantor. (a) A line extending southerly along the east side of the Grantor's property from the northerly side of the former WB&A Station platform at Naval Academy Junction in the 4th Election District of Anne Arundel County approximately eighteen and a half miles to the District of Columbia Line, together with a line extending from a point on the above-described line approximately four hundred and fifty feet south of its northerly terminus, northeasterly in a curved line for approximately seven hundred feet along the southeasterly side of the former South Shore-Main Line connecting track and thence southeasterly approximately two hundred feet to the point of beginning of the line described in paragraph 5 hereof."

GRANTEE acknowledges and agrees that:

(1) Grantee will assume all obligations with respect to ownership, maintenance, repair, renewal or removal of the drainage structures, culverts and bridges located on, over or under the premises conveyed herein.

(2) Should a claim adverse to the title hereby quitclaimed be asserted and/or proved, no recourse shall be had against the Grantor.

(3) The property hereby quitclaimed to the Grantee shall not be used as a railroad line, high speed commuter vehicle line or other type of public or mass transit line.

TOGETHER with all and every of the improvements thereupon, and ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

TO HAVE AND TO HOLD the premises above described and mentioned and hereby intended to be quitclaimed together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Grantee, its successors and assigns.

WITNESS the hands and seals of the parties hereto:

WITNESS:

PEPPERCORN LAND LIMITED PARTNERSHIP

By: Constellation Properties, Inc.,
General Partner

By: Randall M. Griffin,
President

ANNE ARUNDEL COUNTY, MARYLAND

By: Robert R. Neall,
County Executive

CERTIFICATION

I hereby certify that the above Quitclaim Deed and Agreement was prepared by me, an attorney licensed to practice before the Court of Appeals of Maryland.

Charles F. Delavan
Charles F. Delavan

STATE OF MARYLAND, COUNTY OF Howard, to wit:

I HEREBY CERTIFY that on this 8th day of April, 1994, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared **Randall M. Griffin**, President of Constellation Properties, Inc., a Maryland corporation, General Partner, Peppercorn Land Limited Partnership, who acknowledged the execution of the foregoing Quitclaim Deed and Agreement to be his act as authorized by the said general partnership.

AS WITNESS my hand and Notarial Seal.

Emmanuel Henry Patten
Notary Public

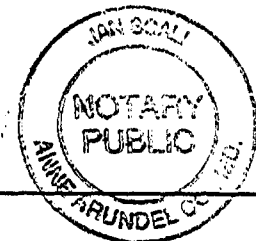
My commission expires: 9-1-96

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY that on this 1st day of October, 1994, before the subscriber, a Notary Public of the State of Maryland, in and for Anne Arundel County, personally appeared Thomas C. Andrews *for* **Robert R. Neall**, County Executive for Anne Arundel County, Maryland, a body corporate and politic of the State of Maryland, and acknowledged the execution of the foregoing Quitclaim Deed and Agreement to be the act of said body corporate.

AS WITNESS my hand and Notarial Seal.

JAN SCALI
Notary Public



My commission expires: _____

JAN SCALI
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 22, 1997

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



Office of Law

10/10/11
Date

c:\Quitclam.PO

ALL THAT PROPERTY situate in Election District No. 4, County of Anne Arundel and State of Maryland, being all the right, title and interest of the Grantor herein of, in and to all those pieces or parcels of and premises, easements, rights-of-way and other rights of any kind whatsoever appurtenant thereto or used in conjunction therewith on and along a portion of the railroad formerly of the Washington, Baltimore and Annapolis Electric Railway Company, said portion being described as follows; VIZ:

BEGINNING at the centerline of Odenton Road and extending in a general southwesterly direction, following along the right-of-way of said railroad formerly of the Washington, Baltimore and Annapolis Electric Railway Company, approximately 5.5 miles, crossing Waugh Chapel Road, the Little Patuxent River, Patuxent Road, Conway Road and terminating at the centerline of the Big Patuxent River, said centerline of the Big Patuxent River being coincident with the line dividing said County of Anne Arundel on the Northeast from the County of Prince Georges on the Southwest.

EXCEPTING thereout and therefrom all that parcel of land which was conveyed by The Philadelphia, Baltimore and Washington Railroad Company to D. & J. Building Company by Deed dated April 2, 1964.

BEING the same property acquired by the above Grantor by virtue of a Quitclaim Deed from The Penn Central Corporation dated July 6, 1988 recorded in the Land Records of Anne Arundel County in Liber 4460, folio 24.

State of Maryland Land Instrument Intake Sheet

County: ANNE ARUNDEL Co.

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

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

1	Type(s) of Instruments	Multiple instruments of the same transaction should be numbered to correspond with Sections 2, 6, 7, and 8. Number documents in the order to be recorded. (<input type="checkbox"/> Check Box if Addendum Intake Form is Attached.)																																									
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;">Deed</td> <td style="width:33%;">Lease</td> <td style="width:33%;"><input checked="" type="checkbox"/> Other <u>Quit Claim Deed & Agreement</u></td> </tr> <tr> <td>Deed of Trust</td> <td>Contract</td> <td></td> </tr> <tr> <td>Mortgage</td> <td>Land Installment Cont.</td> <td></td> </tr> </table>	Deed	Lease	<input checked="" type="checkbox"/> Other <u>Quit Claim Deed & Agreement</u>	Deed of Trust	Contract		Mortgage	Land Installment Cont.																																		
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2	Consideration and Fees	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:40%;">Consideration Amount/Recordation Fees</th> <th style="width:20%;">Doc. 1</th> <th style="width:20%;">Doc. 2</th> </tr> <tr> <td>Consideration, Including Assumed Indebtedness</td> <td>\$ <u>10.00</u></td> <td>\$</td> </tr> <tr> <td>Recording Charge</td> <td>\$</td> <td>\$</td> </tr> <tr> <td>Surcharge</td> <td>\$</td> <td>\$</td> </tr> <tr> <td>State Recordation Tax</td> <td>\$</td> <td>\$</td> </tr> <tr> <td>State Transfer Tax</td> <td>\$</td> <td>\$</td> </tr> <tr> <td>County Transfer Tax (if Applicable)</td> <td>\$</td> <td>\$</td> </tr> <tr> <td>Other</td> <td>\$</td> <td>\$</td> </tr> <tr> <td>Total Fees</td> <td>\$</td> <td>\$</td> </tr> </table>						Consideration Amount/Recordation Fees	Doc. 1	Doc. 2	Consideration, Including Assumed Indebtedness	\$ <u>10.00</u>	\$	Recording Charge	\$	\$	Surcharge	\$	\$	State Recordation Tax	\$	\$	State Transfer Tax	\$	\$	County Transfer Tax (if Applicable)	\$	\$	Other	\$	\$	Total Fees	\$	\$									
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3	Exemptions (if Applicable) Cite or Explain Authority	Recordation Tax Exemption: <u>A.A. Co. Gov.</u> State Transfer Tax Exemption: <u>"</u> County Transfer Tax Exemption: <u>"</u>																																									
4	Contact/Mail Information	Instrument Submitted By or Contact Person Name: <u>Charles F. Delavan, Esquire</u> Firm: _____ Address: <u>P.O. Box 868</u> <u>Annapolis, MD 21404</u> Phone: <u>410-280-9309</u> Return Instrument To (Check Applicable Box Below or Provide Appropriate Address) <input checked="" type="checkbox"/> Return to Contact Person as Provided Above <input type="checkbox"/> Hold for Pick Up <input type="checkbox"/> Address Provided on Instrument Name: _____ Address: _____																																									
5	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). <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">District</th> <th style="width:20%;">Property Tax ID No. (1)</th> <th style="width:20%;">Grantor Liber/Folio</th> <th style="width:10%;">Map</th> <th style="width:10%;">Parcel No.</th> <th style="width:10%;">Var. LOG</th> </tr> <tr> <td><u>46</u></td> <td><u>4 00004416125</u></td> <td></td> <td></td> <td></td> <td><input type="checkbox"/> (5)</td> </tr> <tr> <th colspan="2">Subdivision Name</th> <th>Lot (3a)</th> <th>Block (3b)</th> <th>Sect/AR(3c)</th> <th>Plat Ref.</th> </tr> <tr> <td colspan="2"></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <th colspan="6">Location/Address of Property Being Conveyed (2)</th> </tr> <tr> <td colspan="6"> Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of Sq.Ft./Acreage Transferred: _____ If Partial Conveyance, List Improvements Conveyed: _____ </td> </tr> </table>						District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	<u>46</u>	<u>4 00004416125</u>				<input type="checkbox"/> (5)	Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.							Location/Address of Property Being Conveyed (2)						Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of Sq.Ft./Acreage Transferred: _____ If Partial Conveyance, List Improvements Conveyed: _____					
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9	Special Instructions	Special Recording Instructions (if any): _____																																									
10	Conveyance Type	Check Box <input type="checkbox"/> Private Sale with Improvements [1] <input type="checkbox"/> Private Sale Unimproved [2] <input type="checkbox"/> Multiple Accounts/Property [3] <input type="checkbox"/> All Other [9]																																									
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify: _____ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). New Owner's (Grantee) Mailing Address: <u>Right-of-Way Division, P.O. Box 2700, Annapolis, MD 21404</u> Assessment Use Only - Do Not Write Below This Line <input type="checkbox"/> Terminal Verification <input type="checkbox"/> Agricultural Verification <input checked="" type="checkbox"/> Whole <input type="checkbox"/> Part <input type="checkbox"/> Tran. Process Verification Transfer Number: <u>12261</u> Date Received: <u>11-2-94</u> Deed Reference: _____ Assigned Property No: <u>04-002-09916125</u> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Year</td> <td>19</td> <td>Geo.</td> <td>Map</td> <td>Sub</td> <td>Block</td> </tr> <tr> <td>Land</td> <td></td> <td>Zoning</td> <td>Grid</td> <td>Plat</td> <td>Lot</td> </tr> <tr> <td>Buildings</td> <td></td> <td>Use</td> <td>Parcel</td> <td>Section</td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td>Town Cd.</td> <td>Ex. St.</td> <td>Ex. Cd.</td> <td>Occ. Cd.</td> </tr> </table> REMARKS: _____						Year	19	Geo.	Map	Sub	Block	Land		Zoning	Grid	Plat	Lot	Buildings		Use	Parcel	Section		Total		Town Cd.	Ex. St.	Ex. Cd.	Occ. Cd.												
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