

BOOK: 46645 PAGE: 189

DS Initial  
MB KBMMOWL

LR - Deed (No-Taxes)  
Recording Fee 20.00  
Name: GRACEFIELDS LLC  
Ref:  
LR - Deed (No-Taxes)  
Surcharge 40.00  
SubTotal: 60.00  
Total: 60.00  
03/30/2022 02:35  
#16017981 CC03-58  
Baltimore  
County/CC03-01.03 -  
Register 03

PLEASE RETURN TO:  
Edward A. Halle, Jr., Esquire  
Fowley & Beckley, P.A.  
11350 McCormick Road  
Executive Plaza I, Suite 502  
Hunt Valley, MD 21031

Parcels ID #04-0402067320; #04-1700004155

THIS NO CONSIDERATION CONFIRMATORY DEED, made this 10th day of January, 2022, by and between GRACEFIELDS, LLC, a Maryland limited liability company and WESTWELL, LLC, a Maryland limited liability company, party of the first part, Grantor, and GRACEFIELDS, LLC, a Maryland limited liability company and WESTWELL, LLC, a Maryland limited liability company, party of the second part, Grantee.

WHEREAS, by Deed dated October 1, 2020, and recorded among the Land Records of Baltimore County, Maryland, in Book 43599, Page 337, Longnecker Farm LLC, a Maryland limited liability company and Millstone Farm, LLC, a Maryland limited liability company did grant and convey the property described therein to Grantors as tenants in common; and

WHEREAS, by Deed dated December 15, 2020, and recorded among the Land Records of Baltimore County, Maryland, in Book 44109, Page 371, Longnecker Farm LLC, a Maryland limited liability company and Millstone Farm, LLC, a Maryland limited liability company did grant and convey the property described therein to Grantors; and

WHEREAS, the property described in said October 1, 2020 and December 15, 2020 Deeds has since been surveyed, and a new metes and bounds legal description and survey prepared, copies of which are attached hereto as EXHIBIT A, which survey is recorded among the aforesaid Land Records in JLE No. 1, folio 485; and

WHEREAS, this Confirmatory Deed is being executed and recorded to record the new legal description.

NOW THEREFORE, WITNESSETH, that in consideration of the sum of Zero and 00/100 Dollars (\$0.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part does grant, convey, and re-convey unto the said party of the second part, its successor in trust and assigns, in fee simple, all that lot or parcel of ground situate in Baltimore County, State of Maryland, and described as follows:

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

REVIEWED SDAT  
C. Allen 3/8/22  
BY DATE

Agricultural Transfer Tax  
Not Applicable

Signature Peggy A. Miller Date 3/8/2022

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

TO HAVE AND TO HOLD the said lots of grounds and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part, his successor in trust and assigns, in fee simple.

AND the said party of the first party hereby covenants that it will execute such further assurances of the same as may be requisite.

ATTEST:

GRACEFIELDS, LLC

By: Margaret Blakey (SEAL)

WESTWELL, LLC

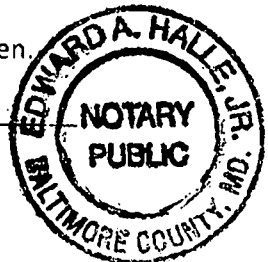
By: Kodney Watson MD (SEAL)

STATE OF MARYLAND, COUNTY OF Baltimore, TO WIT:

I HEREBY CERTIFY that on this 10th day of January, 2022, before me, a Notary Public in, and for the jurisdiction aforesaid, personally appeared Margaret Blakey, as an Authorized Person for GRACEFIELDS, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who acknowledged that he/she executed the same for the purposes therein contained as their act and deed.

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

[Signature]  
Notary Public



My Commission Expires: 7/19/25

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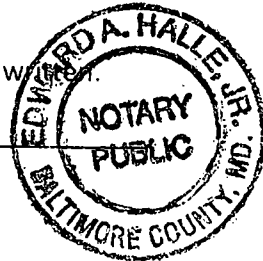
STATE OF MARYLAND, COUNTY OF Baltimore, TO WIT:

I HEREBY CERTIFY that on this 10th day of January, <sup>2022</sup>~~2021~~, before me, a Notary Public in and for the jurisdiction aforesaid, personally appeared Rachel Westerland, as an Authorized Person for WESTWELL, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who acknowledged that he/she executed the same for the purposes therein contained as their act and deed.

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

[Signature]  
Notary Public

My Commission Expires: 7/19/25



I HEREBY CERTIFY, that this instrument was prepared by an attorney admitted to practice before the Court of Appeals for the State of Maryland.

[Signature]  
EDWARD A. HALLE, JR.

Exhibit A



# Polaris

LAND CONSULTANTS

57 WEST TIMONIUM ROAD  
SUITE 210  
TIMONIUM, MD 21093  
PHONE: (410) 252-4444  
WWW.POLARISLC.COM

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November 19, 2021

**DESCRIPTION OF  
#13401 LONGNECKER ROAD  
LAND OF GRACEFIELDS, LLC  
AND WESTWELL, LLC  
FOURTH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND**

**BEGINNING** for the same at point marked by a stone found at the beginning of the first line of that parcel of land which by deed dated October 1, 2020 and recorded among the Land Records of Baltimore County, Maryland in Liber J.L.E. 43599, folio 337, was granted and conveyed by Longnecker Farm LLC and Millstone Farm LLC, unto Gracefields, LLC and Westwell, LLC, thence running and binding on the first and second lines of said parcel in Liber J.L.E. 43599, folio 337, as now surveyed by Polaris Land Consultants, LLC, with bearings referred to the Maryland State Plane Coordinate System NAD 83(2011) the following two (2) courses,

- 1) South 14 degrees 18 minutes 52 seconds West, 1326.84 feet, to a point marked by an iron pipe found, and
- 2) South 78 degrees 55 minutes 43 seconds East, passing over a rebar and cap found at a distance of 1039.53 feet, for a total distance of 1074.53 feet, to a point marked by a "mag" nail set in the pavement of Butler Road, thence running and binding on the third line of the aforesaid parcel in Liber J.L.E. 43599, folio 337 and running in the pavement of Butler Road,
- 3) South 20 degrees 26 minutes 05 seconds West, 878.22 feet, to a point marked by a "mag" nail set in the pavement of Butler Road at the beginning of the first line of that parcel of land which by deed dated December 15, 2020 and recorded among the Land Records of Baltimore County, Maryland in Liber J.L.E. 44109, folio 371, was granted and conveyed by Longnecker Farm LLC and Millstone Farm LLC, unto Gracefields, LLC and Westwell, LLC, thence running and binding on said first line of the parcel in Liber J.L.E. 44109, folio 371 and running in the pavement of Butler Road,
- 4) South 20 degrees 26 minutes 05 seconds West, 662.35 feet, to a point marked by a "mag" nail found in the pavement of Butler Road at the beginning of the third line of that second parcel of land which by deed dated December 7, 1906 and recorded among the Land Records of Baltimore County, Maryland in Liber W.P.C 374, folio 459, was granted

and conveyed by Jacob D. Geist and Susanna D. Geist, unto Newton J. Geist, thence running and binding on part of said third line of the second parcel in Liber W.P.C 374, folio 459,

- 5) North 82 degrees 23 minutes 05 seconds West, passing over a "mag" nail found in the pavement of Butler Road at a distance of 11.48 feet, for a total distance of 29.18 feet, to a stone found with a concrete monument cast on top of it, thence running and binding on part of the second line of the aforesaid parcel in Liber J.L.E. 44109, folio 371,
- 6) North 81 degrees 44 minutes 16 seconds West, passing over an iron pipe found at a distance of 209.07 feet, and passing over a concrete monument found at a distance of 1510.66 feet, for a total distance of 1523.71 feet, to a point marked by a railroad spike found in the pavement of Longnecker Road, thence running and binding on the third line of the aforesaid parcel in Liber J.L.E. 44109, folio 371 and running in the pavement of Longnecker Road,
- 7) North 13 degrees 37 minutes 37 seconds West, 727.30 feet, to a point marked by a "mag" nail set in the pavement of Longnecker Road, thence running and binding on the fifth through tenth lines of the aforesaid parcel in Liber J.L.E. 43599, folio 337 and running in the pavement of Longnecker Road the following six (6) courses,
- 8) North 13 degrees 19 minutes 32 seconds West, 683.60 feet, to a point marked by a "mag" nail set in the pavement of Longnecker Road,
- 9) North 13 degrees 52 minutes 12 seconds West, 315.00 feet, to a point marked by a "mag" nail set in the pavement of Longnecker Road,
- 10) North 07 degrees 57 minutes 32 seconds West, 75.00 feet, to a point marked by a "mag" nail set in the pavement of Longnecker Road,
- 11) North 06 degrees 26 minutes 48 seconds East, 75.00 feet, to a point marked by a "mag" nail set in the pavement of Longnecker Road,
- 12) North 12 degrees 05 minutes 07 seconds East, 144.17 feet, to a point marked by a railroad spike found in the pavement of Longnecker Road, and
- 13) North 11 degrees 39 minutes 09 seconds East, 882.16 feet, to a point marked by a "mag" nail found in the pavement of Longnecker Road, thence running and binding on the eleventh and twelfth lines of the aforesaid parcel in Liber J.L.E. 43599, folio 337 the following two (2) courses,
- 14) South 84 degrees 36 minutes 40 seconds East, passing over rebar and caps found at distances of 20.00 feet and 430.00 feet, for a total distance of 840.00 feet, to a point marked by a rebar and cap found, and
- 15) North 61 degrees 20 minutes 38 seconds East, 354.16 feet, to a point marked by a rebar and cap found, said point being located South 62 degrees 16 minutes 37 seconds East, 1150.00 feet from an iron pipe found

at the beginning of the first line of that parcel designated as Lot 1 which by deed dated August 31, 2020 and recorded among the Land Records of Baltimore County, Maryland in Liber J.L.E. 43599, folio 325, was granted and conveyed by Millstone Farm LLC and Longnecker Farm LLC, unto Millstone Farm LLC and Longnecker Farm LLC, thence running and binding on the thirteenth line of the aforesaid parcel in Liber J.L.E. 43599, folio 337,

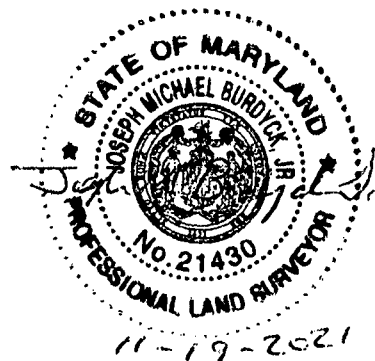
- 16) South 62 degrees 16 minutes 37 seconds East, 450.92 feet, to the point of beginning.

**CONTAINING** 5,104,418 square feet or 117.181 acres of land, more or less.

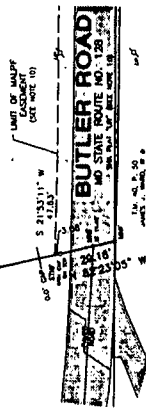
**BEING** that parcel of land which by deed dated October 1, 2020 and recorded among the Land Records of Baltimore County, Maryland in Liber J.L.E. 43599, folio 337, was granted and conveyed by Longnecker Farm LLC and Millstone Farm LLC, unto Gracefields, LLC and Westwell, LLC, and also that parcel of land which by deed dated December 15, 2020 and recorded among the Land Records of Baltimore County, Maryland in Liber J.L.E. 44109, folio 371, was granted and conveyed by Longnecker Farm LLC and Millstone Farm LLC, unto Gracefields, LLC and Westwell, LLC.

This description was prepared to combine the parcel of land which by deed dated October 1, 2020 and recorded among the Land Records of Baltimore County, Maryland in Liber J.L.E. 43599, folio 337, was granted and conveyed by Longnecker Farm LLC and Millstone Farm LLC, unto Gracefields, LLC and Westwell, LLC, and the parcel of land which by deed dated December 15, 2020 and recorded among the Land Records of Baltimore County, Maryland in Liber J.L.E. 44109, folio 371, was granted and conveyed by Longnecker Farm LLC and Millstone Farm LLC, unto Gracefields, LLC and Westwell, LLC into a single tract of land.

Joseph M. Burdyck, Jr., Professional Land Surveyor No. 21430 of the State of Maryland, either personally prepared this metes and bounds description or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with the requirements set forth in Regulation 09.13.06.12 of the Code of Maryland Regulations. License expiration/renewal date: January 21, 2023.







LEGEND:

BOUNDARY SURVEY - EASEMENT NO. 03-21-12

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

DATE \_\_\_\_\_

BY: \_\_\_\_\_ MORTIMER GUNDEL, EXECUTIVE DIRECTOR

Joseph J. Bonfiglioli  
JOSEPH J. BONFIGLIOLI, JR.  
DATE 11-19-1981  
PROFESSIONAL LAND SURVEYOR  
MICHIGAN REG. NO. 21150

STATE OF MICHIGAN  
COUNTY OF WASHTENAW  
RANGE 16 NORTH  
TOWNSHIP 36 NORTH  
EAST 1/4 OF SECTION 36

FOR THE STATE OF MICHIGAN, BEING HEREBY RECORDED AND  
PROCESSED FOR THE COUNTY OF WASHTENAW, THE  
PREPARATION OF THE SURVEY WAS COMPLETED IN FULL IN  
ACCORDANCE WITH THE REQUIREMENTS OF THE  
CHARTERS OF THE COUNTY OF WASHTENAW (LOCAL ACTS  
100 AND 101) AND THE ACTS OF THE MICHIGAN  
LEGISLATURE RELATIVE TO THE

100' 400' 200' 10'

BOUNDARY SURVEY  
WITH MARYLAND ACADEMY  
LAND PRESERVATION  
FOUNDATION (MALE)  
#13401 LONGNECK  
LAND OF GRACE  
AND WESTWIND  
DEED REFERENCE: J. J.  
4TH ELECTION DISTRICT  
SCALE: 1" = 200'

**Polaris**  
LAND CONSULTANTS LLC  
57 WEST THORNTON ROAD  
SUITE 210  
THORNTON, MARYLAND 21083  
PHONE: (410) 253-4444  
WWW.POLARIS-LLC.COM

**2013-2014**

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.  
(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments

( ☐ Check Box if addendum Intake Form is Attached.)

2 Conveyance Type Check Box

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

3 Tax Exemptions (if applicable)  
Cite or Explain Authority

☐ Recordation  
☐ State Transfer  
☐ County Transfer

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	\$ 0.00	Transfer Tax Consideration	\$
Any New Mortgage	\$	X ( ) % =	\$
Balance of Existing Mortgage	\$	Less Exemption Amount	- \$
Other:	\$	Total Transfer Tax	= \$
Other:	\$	Recordation Tax Consideration	\$
Full Cash Value:	\$	X ( ) per \$500 =	\$
		TOTAL DUE	\$

5 Fees  
REVIEWED  
SDAT

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$ 20.00	\$	
Surcharge	\$ 40.00	\$	Tax Bill:
State Recordation Tax	\$	\$	C.B. Credit:
State Transfer Tax	\$	\$	Ag. Tax/Other: <u>N/A</u>
County Transfer Tax	\$	\$	
Other	\$	\$	
Other	\$	\$	

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

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
04	0402067320; 1700004155	43599/337; 44109/371	40	36; 124	<input type="checkbox"/> (5)
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.
					SqFt/Acreage (4)
					117.181
Location/Address of Property Being Conveyed (2)					
13401 Longnecker Road, Reisterstown, Maryland 21136					
Other Property Identifiers (if applicable)				Water Meter Account No.	
Longnecker Road, Glyndon, MD 21136					
Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/>		Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/>		Amount:	
Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred:			
If Partial Conveyance, List Improvements Conveyed:					

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
Gracefields, LLC	
Westwell, LLC	

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
Gracefields, LLC	
Westwell, LLC	

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person
Name: Edward A. Halle, Jr., Esquire		
Firm: Fowley & Beckley, P.A.		<input type="checkbox"/> Hold for Pickup
Address: 11350 McCormick Road, Executive Plaza I, Suite 502, Hunt Valley, MD 21031		
Phone: (410) 771-9900		<input checked="" type="checkbox"/> Return Address Provided

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

Assessment Information	<input type="checkbox"/> Yes <input type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?
	<input type="checkbox"/> Yes <input type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____
	<input type="checkbox"/> Yes <input type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only – Do Not Write Below This Line					
Terminal Verification	Agricultural Verification	Whole	Part	Tran. Process Verification	
Transfer Number	Date Received:	Deed Reference	TAX NOT REQUIRED	Property No.:	
Year	20	20	Geo.	Director of Budget and Finance	Block
Land			Zoning	BALTIMORE COUNTY, MARYLAND	Lot
Buildings			Use	Parcel	Section
Total			Town Cd.	EX. Cd.	Occ. Cd.
REMARKS:					
ART 11 TITLE 3 SUBTITLE 2, 11-3-202					
RECORDATION TAX					
T.P. ART 12-108					
Date: 3/29/23					

BALTIMORE COUNTY CIRCUIT COURT (Land Records) FILE 46645, p. 0196, MSA-CE62\_46502, Date available 04/11/2022. Printed 01/31/2025.

Space Reserved for County Validation