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NOTICE TO TITLE EXAMINERS:

THIS COVENANT AND NOTICE INCLUDES BINDING TERMS FOR FUTURE LAND OWNERS AND NOTIFICATION REQUIREMENTS.

**STATE OF MARYLAND
MARYLAND DEPARTMENT OF AGRICULTURE
AGRICULTURAL WATER QUALITY COST SHARE PROGRAM
50 HARRY S TRUMAN PARKWAY, ROOM 207
ANNAPOLIS, MARYLAND 21401-7080**

**COVENANT AND NOTICE OF
AGRICULTURAL WATER QUALITY COST-SHARE AGREEMENT**
(Authority: Md. Agric. Code Ann., §8-704)

LR - Government
Instrument 0.00
Agency Name: Maryland
Agriculture
Instrument List:
Agreement / Easement
Describe Other:
Gracefield L L C
Ref:
=====

Total: 0.00
01/29/2024 10:31
CC03-CG
#17852961 CC0301 -
Baltimore
County/CC03.01.04 -
Register 04

THIS COVENANT AND NOTICE OF AGRICULTURAL WATER QUALITY COST-SHARE AGREEMENT, (hereinafter "NOTICE") dated this 20th day of June 2023, by and between, Gracefield, LLC, Westwell LLC his/her or their personal representative(s), heir(s), successor(s) and assign(s), (hereinafter "Grantor"), and the State of Maryland to the use of the Maryland Department of Agriculture, (hereinafter "MDA").

WHEREAS, simultaneously herewith the Grantor and MDA entered into an Agricultural Water Quality Cost-Share Agreement, (hereinafter "Cost-Share Agreement"), No. RS-2023-2703 for the purpose of financing the construction of a WP-4 Grassed Waterway (412), a water quality pollution control project, on the Grantor's land, located in Baltimore County, Maryland, and more particularly described in the Deed dated 1/10/2022, and recorded among the Land Records of County in Liber 46645 Folio 00189. WHEREAS, the purpose of this NOTICE is to notify and to bind all present and future owners of the above described land to the terms of the Cost-Share Agreement; The Cost-Share Agreement shall terminate on 5/1/2033.

NOW, THEREFORE in consideration of the recitals set forth above and other valuable consideration, the receipt of which is hereby acknowledge, the Grantor agrees as follows:

1. All the terms and conditions of the Cost-Share Agreement are incorporated herein and constitute a lien and a covenant running with the land that is binding on the Grantor, his/her or their personal representative(s), heir(s), successor(s) and assign(s) requiring the owner of the land to maintain and to use the above water quality pollution control project according to the Cost-Share Agreement and to comply with all of the obligations set forth therein. A copy of the Cost-Share Agreement is available for inspection during regular business hours at the Maryland Department of Agriculture, 50 Harry S. Truman Parkway, Annapolis, Maryland 21401.
2. The terms of the Cost-Share Agreement include, among other terms and conditions:
 - a. a right of entry upon the land for inspection of the water quality pollution control project by representatives of the MDA or by representatives of the local soil conservation district, and

- b. an obligation to reimburse MDA for the cost of the project for any breach of the terms of the Cost-Share Agreement, and
- c. an obligation to notify MDA upon a change in ownership of the land.
3. The obligations imposed by the Cost-Share Agreement shall continue for the term as specified in the Cost-Share Agreement.
4. Upon sale or transfer of any interest in the land subject to this NOTICE, the Grantor, his personal representatives, successors and assigns agrees to notify the Maryland Department of Agriculture, Conservation Grants Program, 50 Harry S. Truman Parkway, Annapolis, MD 21401, in writing, of the name and address of the party receiving the interest in the land.
5. As used herein the singular form of a word includes both the singular and plural the plural form of a word includes both plural and singular, and reference to words of certain gender includes reference to all genders.

As Witness the hand(s) and seal(s) of the parties hereto:

GRANTOR(S):

x *Rachel Blakey* (SEAL)
RACHEL BLAKEY
sole owner, Westwell, LLC (SEAL)

Margaret Blakey (SEAL)
MARGARET BLAKEY
member, Gracefield, LLC (SEAL)

_____ (SEAL)

_____ (SEAL)

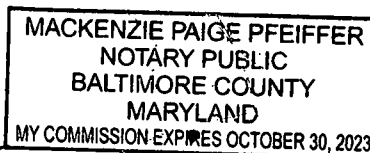
Grantors: State of Maryland, County of Baltimore, To Wit:

I hereby certify, that on this 28 day of January 2023, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Rachel & Margaret Blakey, known to me (or satisfactorily proven) to be the Grantor(s) named in the foregoing agreement and acknowledged that he/she/they executed the same for the purposes therein contained and, in my presence, signed and sealed the same.

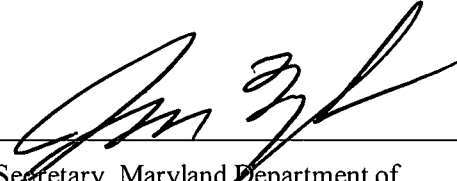
As Witness my hand and Notarial Seal.

10/30/2023
 My Commission Expires

M. Pfeiffer
 Notary Public



THIS PAGE FOR USE BY THE MARYLAND DEPARTMENT OF AGRICULTURE ONLY



 Secretary, Maryland Department of
 Agriculture or the Secretary's Approved Designee

Department: State of Maryland, County of Anne Arundel, To Wit:

I hereby certify, that on this 21st day of June 2023, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Jason D. Keppler known to me (or satisfactorily proven) to be the **Secretary of the Department of Agriculture or the Secretary's approved designee**, and acknowledged that he/she executed the same for the purposes therein contained and, in my presence, signed and sealed the same.

As Witness my hand and Notarial Seal.


11/13/2026
 My Commission Expires


 Notary Public



Approved as to Form and Legal Sufficiency

This 21st day of August, 2023.


 Assistant Attorney General

AFTER RECORDING, PLEASE RETURN TO:
 AGRICULTURAL WATER QUALITY COST SHARE
 PROGRAM THE WAYNE A. CAWLEY, JR. BUILDING
 MARYLAND DEPARTMENT OF AGRICULTURE
 50 HARRY S TRUMAN PARKWAY, ROOM 207
 ANNAPOLIS, MARYLAND 21401-7080

State of Maryland Land Instrument Intake Sheet
Baltimore City County: BALTIMORE COUNTY
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if applicable)
4 Consideration and Tax Calculations
5 Fees
6 Description of Property
7 Transferred From
8 Transferred To
9 Other Names to Be Indexed
10 Contact/Mail Information
11 Assessment Information

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 48730, p. 0447, MSA_CE62_48587. Date available 01/30/2024. Printed 01/31/2025.

Space Reserved for Circuit Court Clerk Recording Validation

Space Reserved for County Validation