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DECLARATION AND GRANT OF EASEMENT

THIS DECLARATION AND GRANT OF EASEMENT is made this 13th day of October, 2000, by LONGNECKER FARM, LLC, a Maryland Limited Liability Company, and MILLSTONE FARM LLC, a Maryland Limited Liability Company (individually, a "Declarant," and collectively, "Declarants").

WITNESSETH:

WHEREAS, Declarants are the owners, in equal shares as tenants in common, of is the owner of certain property located in Baltimore County, Maryland, which is more particularly described and set out in (i) a Deed made the 13th day of October, 2000, by and among Margaret P. Brewster and Margaret P. Brewster, Trustee Margaret P. Brewster Qualified Personal Residence Trust u/a dtd 12/6/99, parties of the first part and Millstone Farm, LLC (a Declarant), party of the second part, which Deed is recorded among the Land Records of Baltimore County Liber ~~PRIDE~~ Folio HERETO, as well as (ii) a Deed made the 13th day of October, 2000, by and between Walter W. Brewster and Walter W. Brewster, Trustee Walter W. Brewster Qualified Personal Residence Trust, parties of the first part and Longnecker Farm LLC (a Declarant), party of the second part, which Deed is recorded among the Land Records of Baltimore County Liber ~~PRIDE~~, Folio HERETO (the real property described in the aforementioned Deeds is referred to herein as the "Property"); and

WHEREAS, Declarants desire to protect the traditional use of the Property as an integral portion of the fox hunting country of the Green Spring Valley Hounds Inc., (the "Hounds").

NOW THEREFORE, Declarants hereby declare that the Property described above shall be subject to the following easements covenants, and conditions, which are for the purpose of protecting the value and desirability of the Property and the availability of the Property for use by the Hounds, and which shall run with the real property and be binding on all parties, their heirs, successors and assigns having any right, title or interest in the described Property or any part thereof.

An easement on and over the Property for the benefit of the Hounds, its foxhounds, members, subscribers, employees, successors and assigns allowing ingress, egress and access over and through the Property for the purposes of "equestrian foxhunting" (conducted with horses and hounds) and equestrian trail maintenance, subject to the following conditions:

A) Such equestrian foxhunting shall be undertaken in such a manner so as not to damage or unreasonably interfere with crops, livestock or improvements on the Property;

B) Equestrian trails and jumps on the Property may be built and maintained by the Hounds and shall be located so as not to unreasonably interfere with the Property

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owner's privacy or come within one hundred feet of any dwelling unit on the Property.
(Note: the foxhounds may follow the scent of the fox throughout the Property);

C) Property owners will be notified of the scheduled time and place of "meetings" of the Hounds by means of the regularly published and mailed "fixture card";

D) Property owners will be notified, in advance, of any trail or jump maintenance, only to be done during normal business hours;

E) The Hounds and/or the Property owners may relocate trails or jumps on the Property as reasonably necessary to utilize and comply with this easement; and

F) Any dispute arising out of this easement shall be settled by arbitration with all costs of enforcement to be reimbursed to the prevailing party.

MILLSTONE FARM LLC

Margaret P. Brewster

Margaret P. Brewster, Managing Member

LONGNECKER FARM LLC

Walter W. Brewster

Walter W. Brewster, Managing Member

STATE OF MARYLAND, COUNTY of BALTIMORE, TO WIT:

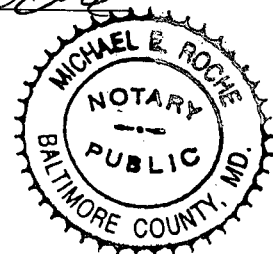
I HEREBY CERTIFY that on this 13th day of October, 2000, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared MARGARET P. BREWSTER, as Managing Member of Millstone Farm LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who acknowledged that she executed the same for the purpose therein contained.

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

Michael E. Roche

Notary Public

My Commission Expires: 7-1-02



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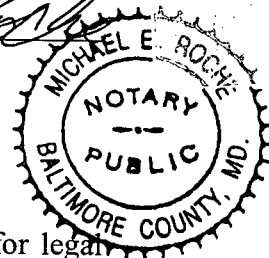
STATE OF MARYLAND, COUNTY of BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 13th day of October, 2000, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared WALTER W. BREWSTER, as Managing Member of Longnecker Farm LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who acknowledged that she executed the same for the purpose therein contained.

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

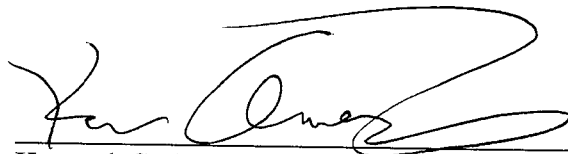


Notary Public



My Commission Expires: 7-1-02

I hereby certify that this deed of easement was prepared and reviewed for legal form and sufficiency by Kenneth S. Aneckstein, Esquire, an attorney admitted to practice before the Court of Appeals of Maryland.



Kenneth S. Aneckstein

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☐ 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)
(☐ Check Box if Addendum Intake Form is Attached)

| | | |
|---|---|--|
| 1 | Type(s) of Instruments | <input type="checkbox"/> Deed <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Mortgage <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Other <u>Dec</u> <input type="checkbox"/> Other |
| 2 | Conveyance Type Check Box | <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 | <input type="checkbox"/> Recordation <input type="checkbox"/> State Transfer <input type="checkbox"/> County Transfer |

IN FD SURE \$ 5.00
RECORDING FEE 20.00
TOTAL 25.00
Rest BAO6 Rcpt # 75962
SL LL Blk # 1649
Oct 18, 2000 04:05 PM

| | | | | | |
|--------------------|------------------------------------|----------------------------------|--|--|--|
| 4 | Consideration and Tax Calculations | Consideration Amount | | Finance Office Use Only | |
| | | Purchase Price/Consideration \$ | | Transfer and Recordation Tax Consideration | |
| | | Any New Mortgage \$ | | Transfer Tax Consideration \$ | |
| | | Balance of Existing Mortgage \$ | | X () % = \$ | |
| | | Other: \$ | | Less Exemption Amount - \$ | |
| | | Other: \$ | | Total Transfer Tax = \$ | |
| Full Cash Value \$ | | Recordation Tax Consideration \$ | | X () per \$500 = \$ | |
| | | TOTAL DUE \$ | | | |

| | | | | | | |
|---|------|-----------------------|--|--------|--------|--|
| 5 | Fees | Amount of Fees | | Doc. 1 | Doc. 2 | Agent: <u>[Signature]</u> Tax Bill: C.B. Credit: Ag. Tax/Other: |
| | | Recording Charge | | \$ | \$ | |
| | | Surcharge | | \$ | \$ | |
| | | State Recordation Tax | | \$ | \$ | |
| | | State Transfer Tax | | \$ | \$ | |
| | | County Transfer Tax | | \$ | \$ | |
| | | Other | | \$ | \$ | |
| | | Other | | \$ | \$ | |

| | | | | | | | | |
|---|--|--|-------------------------|---------------------|------------|-------------|---------------------------------------|------------------|
| 6 | Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i). | District | Property Tax ID No. (1) | Grantor Liber/Folio | Map | Parcel No. | Var. LOG <input type="checkbox"/> (5) | |
| | | Subdivision Name | | Lot (3a) | Block (3b) | Sect/AR(3c) | Plat Ref. | SqFt/Acreage (4) |
| | | Location/Address of Property Being Conveyed (2) <u>13401 Longnecker Rd.</u> | | | | | | |
| | | Other Property Identifiers (if applicable) | | | | | | |
| | | Water Meter Account No. | | | | | | |
| | | Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Grount 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) <u>Declarants</u> | Doc. 2 - Grantor(s) Name(s) |
| | | Doc. 1 - Owner(s) of Record, if Different from Grantor(s) <u>Longnecker Farm, LLC</u> <u>Milstone Farm, LLC</u> | Doc. 2 - Owner(s) of Record, if Different from Grantor(s) |

| | | | |
|---|----------------|---------------------------------------|-----------------------------|
| 8 | Transferred To | Doc. 1 - Grantee(s) Name(s) | Doc. 2 - Grantee(s) Name(s) |
| | | New Owner's (Grantee) Mailing Address | |

| | | | |
|---|---------------------------|--|--|
| 9 | Other Names to Be Indexed | Doc. 1 - Additional Names to be Indexed (Optional) | Doc. 2 - Additional Names to be Indexed (Optional) |
| | | | |

| | | | | |
|----|--------------------------|---|--|--|
| 10 | Contact/Mail Information | Instrument Submitted By or Contact Person | | <input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided |
| | | Name: <u>Suzanne Fyhr</u> | | |
| | | Firm: <u>Piper Marbury Rudnick + Wolfe LLP</u> | | |
| | | Address: <u>6225 Smith Ave., Baltimore MD 21201-3600</u> Phone: <u>(410) 580-4425</u> | | |

| | | | | | | | | | |
|----|------------------------|--|----|----------------|----------|-----------------|---------|------------------------|--|
| 11 | Assessment Information | IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER | | | | | | | |
| | | Assessment Use Only - Do Not Write Below This Line | | | | | | | |
| | | <input type="checkbox"/> Terminal Verification <input type="checkbox"/> Agricultural Verification <input type="checkbox"/> Whole <input type="checkbox"/> Part <input type="checkbox"/> Tran. Process Verification | | | | | | | |
| | | Transfer Number: | | Date Received: | | Deed Reference: | | Assigned Property No.: | |
| | | Year | 19 | 19 | Geo. | Map | Sub | Block | |
| | | Land | | | Zoning | Grid | Plat | Lot | |
| | | Buildings | | | Use | Parcel | Section | Occ. Cd. | |
| | | Total | | | Town Cd. | Ex. St. | Ex. Cd. | | |
| | | REMARKS: | | | | | | | |
| | | Distribution: White - Clerk's Office Canary - SDAT Pink - Office of Finance Goldenrod - Preparer AOC-CC-300 (6/95) | | | | | | | |

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 14761, p. 0113, MSA_CE62_14616. Date available 03/08/2005. Printed 01/31/2025.

TRANSFER TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY MARYLAND
Per [Signature]
Authorized Signature
Date 10/18/00 Rec 88-150