

LR - Deed (w Taxes)
 Rec ST no NR 75.00
 Name: dorsey/schmidt
 Ref:
 LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 25.00
 SubTotal: 140.00
 Total: 140.00
 03/27/2019 02:44
 CC12-PO
 #11858463 CC0302 -
 Harford
 County/CC03.02.08 -
 Register 08

DEED PREPARED AND RECORDED WITHOUT BENEFIT OF TITLE EXAMINATION

DEED OF EXCHANGE AND DEED OF CONSOLIDATION

THIS DEED EXCHANGE AND DEED OF CONSOLIDATION is made this 27th day of December, 2018, by and among **SUSAN COOK DORSEY** and **RICHARD ERIC COOK**, parties of the first part (collectively, "First Grantor", "Second Grantee" and "First Consolidation Grantor and Grantee"), and **ROBERT SCHMIDT** and **JEANNE SCHMIDT**, husband and wife, parties of the second part (collectively, "First Grantee", "Second Grantor" and "Second Consolidation Grantor and Grantee").

Recitals

WHEREAS, First Grantor owns that parcel of land consisting of 2.70 acres of land, more or less, that lies predominantly to the east and south of Lake Drive in Bel Air, Maryland, and being the same and all the land as contained in a Life Estate Deed dated December 10, 2015 from Richard O. Cook, Grantor, to Susan Cook Dorsey and Richard Eric Cook, as tenants in common, reserving a life estate without powers unto Richard O. Cook, which Deed is recorded among the Land Records of Harford County in Liber J.J.R. No. 11655, folio 12. The life tenant, Richard O. Cook, having departed this life on February 20, 2017, without having exercised his reserved powers, thereby vesting title in the First Grantor ("Cook Parcel"); and

WHEREAS, Second Grantor owns that parcel of land consisting of 3.28 acres of land, more or less, lying to the east of Lake Drive in Bel Air, Maryland, and being the same and all the land as contained in a deed dated June 26, 2002 from Bel Air Veterinary Hospital, Inc., Grantor, unto Robert Schmidt and Jeanne Schmidt, as tenants by the entirety, which deed is recorded among the Land Records of Harford County in Liber C.G.H. No. 4038, folio 452, which merged the leasehold interest (Liber H.D.C. No. 971, folio 505) with the reversions vesting fee simple title in the Second Grantor (Schmidt Parcel); and

WHEREAS, an issue has arisen in connection with the access of the Cook Parcel to Lake Drive. Attached hereto as Exhibit 1 is a reduced copy of a plat recorded among the Land Records of Harford County at Plat Book H.D.C. No. 32, folio 84, that depicts the area of the access to Lake Drive for both the Cook and Schmidt parcels; and

WHEREAS, numerous discussions have occurred on-site between representatives of the Cooks and the Schmidts in connection with a resolution of the access issue; and

WHEREAS, the parties hereto have agreed that the First Grantor shall convey to the First Grantee Parcel A, consisting of .440 acres of land, more or less, as set forth on the Plat between

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75
40
5.00
SF
SF

3/22/19
DR

XB/K

First Grantor and First Grantee, attached hereto as Exhibit 2. Simultaneously therewith, Second Grantor shall convey to Second Grantee Parcel B, consisting of .023 acres of land, more or less, as shown on the Plat, which shall provide Second Grantee undisputed access to and from Lake Drive to the Cook Parcel as shown on said Plat.

Witnesseth:

That for and in consideration of the amount of **FIVE THOUSAND DOLLARS (\$5,000)** paid for survey charges, and for the exchange of the parcels of land described in the recitals, the respective First Grantor does grant and convey to the said First Grantee and the Second Grantor does grant and convey to the said Second Grantee, their respective personal representatives and assigns, in fee simple, forever,

EXCHANGE GRANTS

As to the First Grant, All that parcel of ground situate and lying in the **THIRD ELECTION DISTRICT** of Harford County, Maryland, containing 0.440 acres, more or less, and further described by metes and bounds on Exhibit 3 attached hereto and made a part hereof.

Being a part of the land conveyed by and described in a deed from Richard O. Cook onto Susan Cook Dorsey and Richard Eric Cook subject to a life estate reserved to Richard E. Cook dated December 10, 2015 and recorded among the Land Records of Harford County in Liber J.J.R. No. 11655, folio 12, and further being described as consolidated with the remaining Schmidt Lands in a Plat entitled "Revised Final Plat, Lot One, Bel Air Veterinary Hospital, Inc.", which plat is recorded among the Plat Records of Harford County in Plat Book J.J.R. No. 207, folio 63. The said Richard O. Cook having departed this life on February 20, 2017.

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

To Have and to Hold the respective tract of ground and premise described and set forth above 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 First Grantee, **ROBERT SCHMIDT** and **JEANNE SCHMIDT**, as tenants by the entirety, their assigns, the survivor of them, and the personal representatives and assigns of such survivor, in fee simple, forever.

As to the Second Grant, All that parcel of ground situate and lying in the **THIRD ELECTION DISTRICT** of Harford County, Maryland, containing 0.023 acres more or less and further described by metes and bounds on Exhibit 4 attached hereto and made a part hereof.

Being a part of the land conveyed by and described in a deed from Bel Air Veterinary Hospital, Inc. dated June 26, 2002 and recorded among the Land Records of Harford County in Liber J.J.R. No. 4038, folio 452.

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

To Have and to Hold the respective tract of ground and premise described and set forth above 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 Second Grantee, **SUSAN COOK DORSEY** and **RICHARD ERIC COOK**, as equal tenants in common, their personal representatives and assigns, in fee simple, forever.

CONSOLIDATION GRANTS

A. Susan Cook Dorsey and Richard Eric Cook, (hereinafter “First Consolidation Grantor and Grantee”), hereby grant, convey and consolidate unto Susan Cook Dorsey and Richard Eric Cook, in fee simple, the 0.023 acre parcel described by metes and bounds on Exhibit 4, acquired above from Robert Schmidt and Jeanne Schmidt, and their remaining lands acquired at Liber J.J.R. No. 11655, folio 12 (excepting the above conveyance of 0.440 acres, more or less, unto Robert Schmidt and Jeanne Schmidt), to the end that the consolidated parcels of Susan Cook Dorsey and Richard Eric Cook shall contain, in aggregate, 2.288 acres, more or less, as described by metes and bounds on Exhibit 5, and shown on the plat entitled, “Boundary Plat Lands of Susan C. Dorsey & Richard E. Cook”, attached hereto as Exhibit 6.

B. Robert Schmidt and Jeanne Schmidt, (hereinafter “Second Consolidation Grantor and Grantee”) hereby grant, convey and consolidate unto Robert Schmidt and Jeanne Schmidt, in fee simple, the .440 acre parcel described by metes and bounds on Exhibit 3, acquired above from Susan Cook Dorsey and Richard Eric Cook, and their remaining lands acquired at C.G.H. No. 4038, folio 3925 (excepting the conveyance of 0.023 acres unto Susan Cook Dorsey and Richard Eric Cook), to the end that the consolidated parcels of Robert Schmidt and Jeanne Schmidt shall contain, in aggregate, 3.72 acres, more or less. All as shown on the Plat entitled Revised Final Plat Lot One Bel Air Veterinary Hospital, Inc. recorded at Plat Book J.J.R. No. 207, folio 63.

TOGETHER WITH AND SUBJECT TO the improvements thereon and to the rights, alleys, ways, waters, privileges, appurtenances and advantages hereinabove set forth and otherwise thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described parcels of ground and premises to the First Consolidation Grantee, as tenants in common, their respective personal representatives and assigns, in fee simple forever; and

TO HAVE AND TO HOLD the said described parcels of ground and premises to the Second Consolidation grantee, as tenants by the entirety, their assigns, the survivor of them, and the personal representatives and assigns of such survivor, in fee simple.

And the said parties of the First and Second parts, except for matters of record, hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to

HARFORD COUNTY CIRCUIT COURT (Land Records) JJR 13202, p. 0258, MSA_CE54_13208. Date available 03/29/2019. Printed 11/21/2023.

encumber the properties hereby conveyed; that they will warrant specially the properties hereby conveyed; and that they will execute such further assurances of the same as may be requisite.

AS WITNESS the hands and seals of the First, Second Grantors and Grantees and First and Second Consolidation Grantor and Grantee, the day and year first above written.

WITNESS:

Anna J. Greene

Susan Cook Dorsey (SEAL)
Susan Cook Dorsey, First Grantor and
Second Grantee, and First Consolidation
Grantee

Quynh Taylor

Richard Eric Cook (SEAL)
Richard Eric Cook, First Grantor and
Second Grantee, and First Consolidation
Grantee

Robert B. Schmidt

Robert B. Schmidt (SEAL)
Robert Schmidt, First Grantee and
Second Grantor, and Second Consolidation
Grantee

Jeanne Schmidt

Jeanne Schmidt (SEAL)
Jeanne Schmidt, First Grantee and
Second Grantor, and Second Consolidation
Grantee

AGRICULTURAL TRANSFER TAX
IN THE AMOUNT OF \$ No Ag Tax due
RECEIVED FOR TRANSFER
ST DEPT OF ASSESSMENTS HARFORD CO
By: [Signature] Date: 2/21/19

HARFORD COUNTY, MARYLAND
TRANSFER TAX PD \$ 60.00 cell
ALL OTHER TAXES PAID 3/20/19

PROPERTY PRESENTLY NOT ON WATER
& SEWER SYSTEM PER cell
DATE: 3/20/19 HARFORD COUNTY

HARFORD COUNTY MARYLAND
RECORDATION TAX PD \$ 33.00
PER cell DATE 3/20/19

HARFORD COUNTY CIRCUIT COURT (Land Records) JJR 13202, p. 0259, MSA_CE54_13208. Date available 03/29/2019. Printed 11/21/2023.

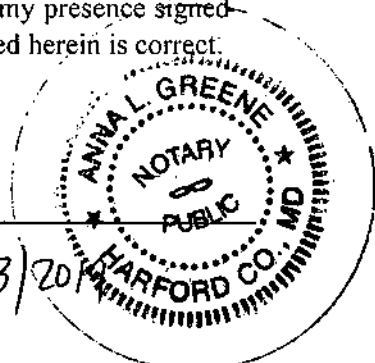
STATE OF MARYLAND, COUNTY OF HARFORD, to wit:

I hereby certify that on this 21st day of December, 2018, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Susan Dorsey Cook**, the First Grantor and Second Grantee, and First Consolidation Grantee herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Anna L. Greene
Notary Public

My commission expires: 6/13/2019



STATE OF MARYLAND, COUNTY OF HARFORD, to wit

I hereby certify that on this 26th day of December, 2018, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Richard Eric Cook**, the First Grantor and Second Grantee, and First Consolidation Grantee herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Phyllis Taylor
Notary Public

My commission expires:

PHYLLIS TAYLOR
NOTARY PUBLIC
HARFORD CO., MARYLAND
My Comm. Exps. _____

4/2/2022



STATE OF MARYLAND, COUNTY OF HARFORD, to wit:

I hereby certify that on this 27th day of December, 2018, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Robert Schmidt**, the First Grantee and Second Grantor, and Second Consolidation Grantee herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Gregory A. Szoka
NOTARY PUBLIC
HARFORD CO., MARYLAND
MY COMM. EXPS. _____

Gregory A. Szoka
Notary Public

My commission expires:

02-15-19

HARFORD COUNTY CIRCUIT COURT (Land Records) JJR 13202, p. 0260, MSA_CE54_13208. Date available 03/29/2019. Printed 11/21/2023.

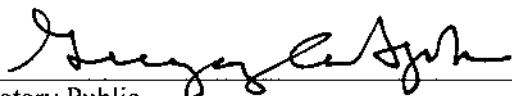
STATE OF MARYLAND, COUNTY OF HARFORD, to wit:

I hereby certify that on this 27^h day of December, 2018, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Jeanne Schmidt**, the First Grantee and Second Grantor, and Second Consolidation Grantee herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Gregory A. Szoka
NOTARY PUBLIC
HARFORD CO., MARYLAND
MY COMM. EXPS.



Notary Public
My commission expires: 02.13.19

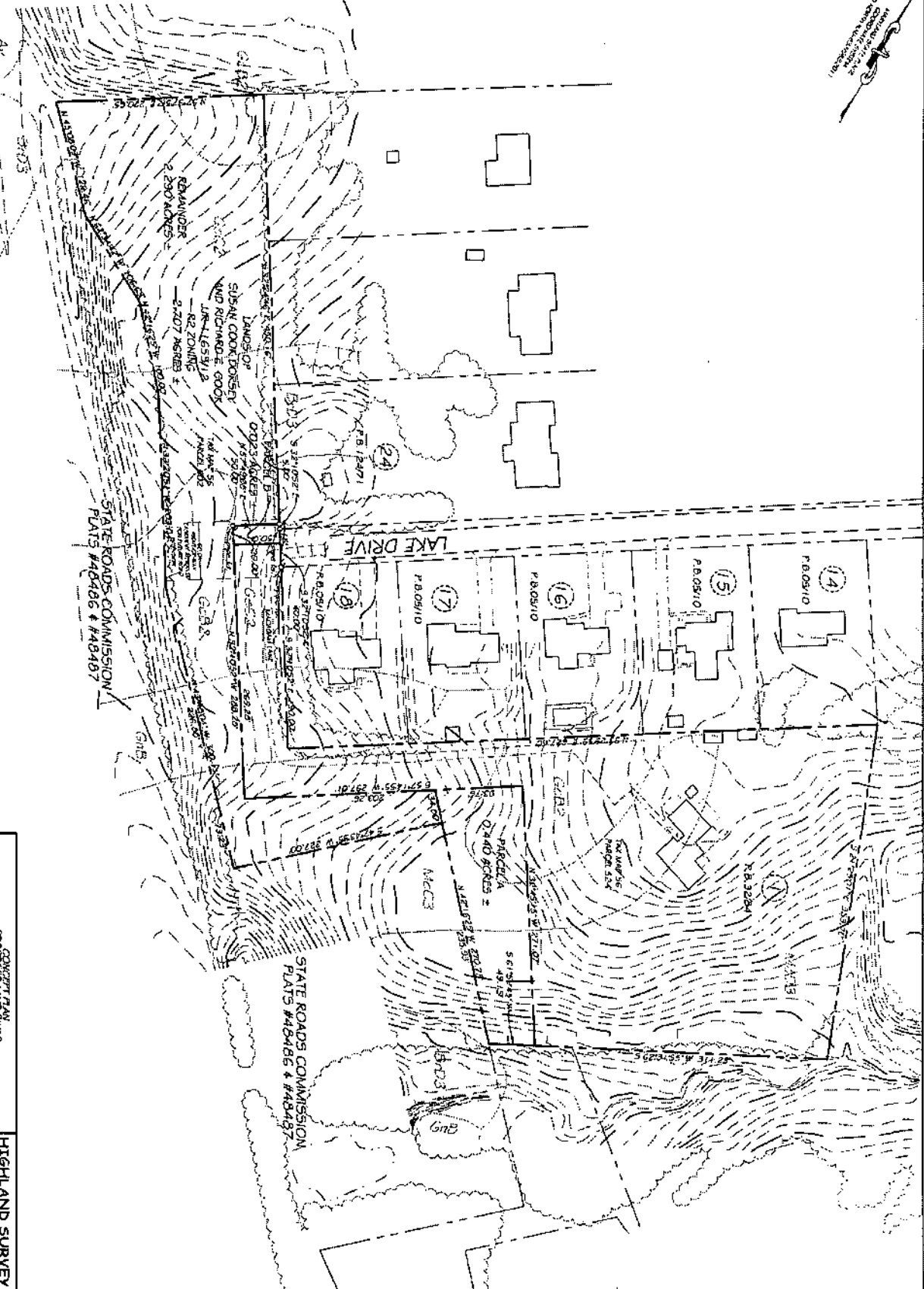
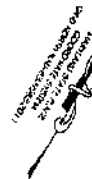
THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.



Gregory A. Szoka, Attorney

Return To:
Gregory A. Szoka, Esquire
Stark and Keenan, P.A.
30 Office Street
Bel Air, MD 21014
410-838-5522

HARFORD COUNTY CIRCUIT COURT (Land Records) JJR 13202, p. 0261, MSA_CE54_13208. Date available 03/29/2019. Printed 11/21/2023.



SURVYOR'S CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor of the State of Maryland, have personally examined the above described plat and find that it conforms to the requirements of the State of Maryland and that the same is a true and correct copy of the original as filed in my office.

1/27/18

STATE OF MARYLAND
 DEPARTMENT OF GENERAL SERVICES
 DIVISION OF LAND MANAGEMENT
 100 N. E. STREET
 BALTIMORE, MD 21201
 PHONE: 410-336-1238
 FAX: 410-336-1239



Drawn	Checked	Scale	Date	Job
		1" = 60'	3/27/18	100-100-1000

SCHMIDT & COOK
 PROFESSIONAL LAND SURVEYORS
 4501 FARM GROVE ROAD
 STREET, MARYLAND 21154
 410-836-1238

HIGHLAND SURVEY ASSOCIATES, INC.
 4501 FARM GROVE ROAD
 STREET, MARYLAND 21154
 410-836-1238

EXHIBIT 2

HIGHLAND SURVEY ASSOCIATES, INC.

4501 Fawn Grove Road
Street, Maryland 21154



Phone 410-836-1238
Fax 410-836-1278

LEGAL DESCRIPTION – LANDS OF SUSAN COOK DORSEY AND RICHARD ERIC COOK, THIRD ELECTION DISTRICT, HARFORD COUNTY, STATE OF MARYLAND.

All that lot or parcel of land situate and lying southeasterly of Lake Drive and northeasterly of Vietnam Veterans Memorial Highway, Maryland Route 24, and more particularly described herein as Parcel A:

BEGINNING for the same at an iron pipe heretofore set, said pipe marking the end of the eleventh or North 32°45'15" West 271.07 feet line of that parcel of land which by deed dated December 10, 2015, and recorded among the Land Records of Harford County, State of Maryland, in Liber J.J.R. No. 11655, folio 012, was granted and conveyed by Richard O. Cook to Susan Cook Dorsey and Richard Eric Cook, said pipe also marking the end of the eighth or North 25°04'09" West 271.11 feet line of that parcel of land which by deed dated June 26, 2002, and recorded among the aforementioned Land Records in Liber C.G.H. No. 4038, folio 452, was granted and conveyed by Bel Air Veterinary Hospital, Inc., to Robert Schmidt and Jeanne Schmidt, his wife, said line being shown on a plat entitled, "Final Plat, Land To Be Conveyed By Bel Air Veterinary Hospital Inc.", recorded among the aforementioned Land Records in Plat Book H.D.C. No. 32, folio 84; **RUNNING THENCE** and binding reversely on said line of the lastly herein mentioned parcel the following course and distance and binding reversely on the tenth through the eighth lines of the firstly herein mentioned parcel the following three courses and distances, with bearings contained herein being based on Grid North, Maryland State Plane Coordinate System, North American Datum 1983/NSRS2011, as now surveyed,

- 1) South 32°45'35" East 271.10 feet to an iron pipe heretofore set, said pipe lying on the North 61°56'28" East 90.00 feet line of the Passive Open Space as shown on a plat entitled, "Revised Final Plat Three – Section One, Revised Final Plat Four – Section One, Barrington", recorded among the aforementioned Land Records in Plat Book J.J.R. No. 205, folio 87; thence binding reversely on said line the following course and distance,
- 2) South 62°01'50" West 49.15 feet to an iron pin and cap now set, said pin marking the end of the South 42°16'25" East 235.93 feet line as shown on a State Road Commission Plat Number 48487; thence binding reversely on said line the following course and distance,
- 3) North 42°16'45" West 235.93 feet to an iron pin and cap now set; thence continuing said course and running for a new line of division through and across the lands of Dorsey and Cook the following course and distance,
- 4) North 42°16'45" West 34.80 feet to an iron pin and cap now set, said pin lying on the twelfth or South 57°14'52" West 296.88 feet line of the firstly herein mentioned parcel, said pin also lying on the ninth or South 64°55'51" West 297.00 feet line of the secondly herein mentioned parcel; thence binding reversely on said twelfth and ninth lines the following course and distance,
- 5) North 57°14'32" East 93.76 feet to the point of beginning hereof.

CONTAINING 0.440 acres of land, more or less, as surveyed by Highland Survey Associates, Inc., in the spring of 2018.

BEING PART of that tract or parcel of land which by deed dated December 10, 2015, and recorded among the Land Records of Harford County, State of Maryland, in Liber J.J.R. No. 11655, folio 012, was granted and conveyed by Richard O. Cook to Susan Cook Dorsey and Richard Eric Cook.

I, Frank Sheppard Richardson, a Registered Professional Land Surveyor of the State of Maryland, personally prepared this metes and bounds description or was in responsible charge over its preparation and the surveying work reflected in it, in compliance with requirements set forth in COMAR 09.13.06.12. License Expiration Date: January 16, 2019.



HIGHLAND SURVEY ASSOCIATES, INC.

4501 Fawn Grove Road
Street, Maryland 21154



Phone 410-836-1238
Fax 410-836-1278

LEGAL DESCRIPTION – LANDS OF ROBERT SCHMIDT AND JEANNE SCHMIDT, HUSBAND AND WIFE, THIRD ELECTION DISTRICT, HARFORD COUNTY, STATE OF MARYLAND.

All that lot or parcel of land situate and lying on the southeasterly side of Lake Drive and more particularly described herein as Parcel B:

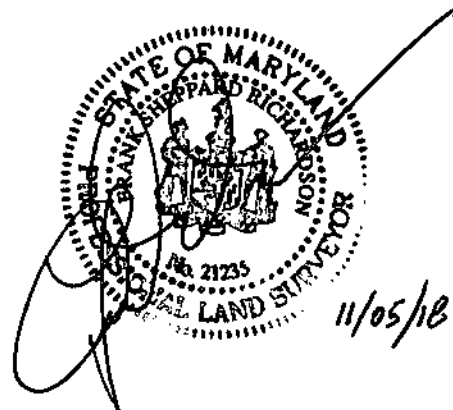
BEGINNING for the same at an iron pipe heretofore set, said pipe marking the beginning of the eleventh or North 65°15'00" East 50.00 feet line of that parcel of land which by deed dated June 26, 2002, and recorded among the Land Records of Harford County, State of Maryland, in Liber C.G.H. No. 4038, folio 452, was granted and conveyed by Bel Air Veterinary Hospital, Inc., to Robert Schmidt and Jeanne Schmidt, his wife, said line being shown on a plat entitled, "Final Plat, Land To Be Conveyed By Bel Air Veterinary Hospital Inc.", recorded among the aforementioned Land Records in Plat Book H.D.C. No. 32, folio 84, said pipe also marking beginning of the fourteenth or North 57°32'22" East 50.00 feet line of that parcel of land which by deed dated December 10, 2015, and recorded among the aforementioned Land Records in Liber J.J.R. No. 11655, folio 012, was granted and conveyed by Richard O. Cook to Susan Cook Dorsey and Richard Eric Cook; **RUNNING THENCE** and binding on said fourteenth line of the lastly herein mentioned parcel the following course and distance and binding on the eleventh, first and a portion of the second lines of the firstly herein mentioned parcel the following three courses and distances, with bearings contained herein being based on Grid North, Maryland State Plane Coordinate System, North American Datum 1983/NSRS2011, as now surveyed,

- 1) North 57°50'20" East 47.77 feet to a point, said point lying on the South 32°18'16" East 151.11 feet line of Lot 24 as shown on a plat entitled, "Revised Final Plat, Lot 24, Evergreen Heights, Section D", recorded among the aforementioned Land Records in Plat Book J.J.R. No. 124, folio 71; thence binding on said line the following course and distance,
- 2) South 32°26'30" East 5.00 feet to an iron pipe heretofore set, said pipe lying on the westerly side of the right-of-way line of Lake Drive, forty feet wide; thence continuing said course binding on said right-of-way line the following course and distance,
- 3) South 32°26'30" East 15.00 feet to an iron pin and cap now set; thence running for a new line of division through and across the lands of Schmidt the following course and distance,
- 4) South 57°50'20" West 49.77 feet to an iron pin and cap now set, said pin lying on the tenth or North 24°45'00" West 285.28 feet line of the firstly herein mentioned parcel, said pin also lying on the thirteenth or North 32°26'08" West 285.31 feet line of the secondly herein mentioned parcel; thence binding on said tenth and thirteenth lines the following course and distance,
- 5) North 32°26'30" West 20.00 feet to the point of beginning hereof.

CONTAINING 0.023 acres of land, more or less, as surveyed by Highland Survey Associates, Inc., in the spring of 2018.

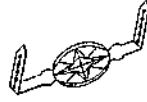
BEING PART of that tract or parcel of land which by deed dated June 26, 2002, and recorded among the Land Records of Harford County, State of Maryland, in Liber C.G.H. No. 4038, folio 452, was granted and conveyed by Bel Air Veterinary Hospital, Inc., to Robert Schmidt and Jeanne Schmidt, his wife.

I, Frank Sheppard Richardson, a Registered Professional Land Surveyor of the State of Maryland, personally prepared this metes and bounds description or was in responsible charge over its preparation and the surveying work reflected in it, in compliance with requirements set forth in COMAR 09.13.06.12. License Expiration Date: January 16, 2019.



HIGHLAND SURVEY ASSOCIATES, INC.

4501 Fawn Grove Road
Street, Maryland 21154



Phone 410-836-1238
Fax 410-836-1278

LEGAL DESCRIPTION – LANDS OF SUSAN COOK DORSEY AND RICHARD ERIC COOK,
THIRD ELECTION DISTRICT, HARFORD COUNTY, STATE OF MARYLAND.

All that lot or parcel of land situate and lying southwesterly of Lake Drive and northeasterly of Vietnam Veterans Memorial Highway, Maryland Route 24, and more particularly described herein as follows:

BEGINNING for the same at a stone heretofore set, said stone marking the end of the first or North 32°27'38" West 449.92 feet line of that parcel of land which by deed dated December 10, 2015, and recorded among the Land Records of Harford County, State of Maryland, in Liber J.J.R. No. 11655, folio 012, was granted and conveyed by Richard O. Cook to Susan Cook Dorsey and Richard Eric Cook, said stone also marking the beginning of the second or South 25°09' East 154.99 feet line of that parcel of land which by deed dated May 31, 1994, and recorded among the aforementioned Land Records in Liber C.G.H. No. 2179, folio 683, was granted and conveyed by Timothy T. Akins to Timothy T. Adkins, et al; **RUNNING THENCE** and binding on said second line and continuing in part and binding on the third or South 25°09' East 150.03 feet line of that parcel of land which by deed dated July 9, 2001, and recorded among the aforementioned Land Records in Liber C.G.H. No. 3602, folio 461, was granted and conveyed by Marilyn J. Mellion to Michael J. Mellion, and continuing in part and binding on the South 32°18'16" East 151.11 feet line as shown on a plat entitled, "Revised Final Plat, Lot 24, Evergreen Heights, Section D", recorded among the aforementioned Land Records in Plat Book J.J.R. No. 124, folio 71, the following two courses and distances and binding reversely on said first line of the firstly herein mentioned parcel the following course and distance, with bearings contained herein being based on Grid North, Maryland State Plane Coordinate System, North American Datum 1983/NSRS2011, as now surveyed,

- 1) South 32°26'30" East 449.80 feet to a point, said point marking the beginning of the first or South 24°45'00" East 5.00 feet line of that parcel of land which by deed dated June 26, 2002, and recorded among the aforementioned Land Records in Liber C.G.H. No. 4038, folio 452, was granted and conveyed by Bel Air Veterinary Hospital, Inc., to Robert Schmidt and Jeanne Schmidt, his wife, said line being shown on a plat entitled, "Final Plat, Land To Be Conveyed By Bel Air Veterinary Hospital Inc.", recorded among the aforementioned Land Records in Plat Book H.D.C. No. 32, folio 84; thence continuing said course and binding on the first line and a portion of the second line of said parcel the following two courses and distances,
- 2) South 32°26'30" East 5.00 feet to an iron pipe heretofore set, said pipe marking the westerly side of the right-of-way line of Lake Drive; thence continuing said course,
- 3) South 32°26'30" East 15.00 feet to an iron pin and cap now set, said pin marking the beginning of the fourth or South 57°50'20" West 49.77 feet line of Parcel B as described in a deed from Robert Schmidt and Jeanne Schmidt to Susan Cook Dorsey and Richard Eric Cook and recorded or intended to be recorded among the aforementioned Land Records prior hereto; thence binding on said line,
- 4) South 57°50'20" West 49.77 feet to an iron pin and cap now set, said pin lying on the thirteenth or North 32°26'08" West 285.31 feet line of the firstly herein mentioned parcel, said pin also lying on the tenth or North 24°45'00" West 285.28 feet line of aforesaid parcel from Bel Air Veterinary Hospital, Inc., to Robert Schmidt and Jeanne Schmidt, his wife; thence binding reversely on the tenth line and a portion of the ninth line of the lastly herein mentioned parcel the following two courses and distances and binding reversely on the thirteenth line and a portion of the twelfth line of the firstly herein mentioned parcel the following two courses and distances,
- 5) South 32°26'30" East 265.18 feet to an iron pipe heretofore set; thence,
- 6) North 57°14'32" East 203.17 feet to an iron pin and cap now set, said pin marking the end of the fourth or North 42°16'45" West 34.80 feet line of Parcel A as described in a deed from Susan Cook Dorsey and Richard Eric Cook to Robert Schmidt and Jeanne Schmidt and recorded or intended to be recorded among the aforementioned Land Records prior hereto; thence binding reversely on said line,
- 7) South 42°16'45" East 34.80 feet to an iron pin and cap now set, said pin marking the end of the eighth or North 47°43'35" East 227.00 feet line of the firstly herein mentioned parcel, said pin also marking the end of the North 47°43'35" East 227.00 feet line as shown on a State Roads Commission Plat Number 48487; thence binding reversely on the outlines of as shown on said State Roads Commission Plat and continuing in part on plat number 48486 the following six

courses and distances, and binding reversely on the eighth through the second lines of the firstly herein mentioned parcel the following seven courses and distances,

- 8) South 47°43'15" West 227.00 feet to an iron pin and cap now set; thence,
- 9) North 43°48'24" West 300.11 feet to a point; thence,
- 10) North 32°21'11" West 203.04 feet to a point; thence,
- 11) North 42°16'45" West 100.00 feet to a point; thence,
- 12) North 62°35'02" West 106.63 feet to a point; thence,
- 13) North 45°08'29" West 122.46 feet to an iron pin and cap now set, said pin marking the beginning of the North 57°52'50" East 20.52 feet line as shown on a plat entitled, "Partial Revision, Final Plat Two – Phase 1, East Valley Oaks", recorded among the aforementioned Land Records in Plat Book J.J.R. No. 118, folio 21; thence binding on the outlines as shown on said plat the following course and distance,
- 14) North 57°45'42" East 220.70 feet to the point of beginning hereof.

CONTAINING 2.288 acres of land, more or less, as surveyed by Highland Survey Associates, Inc., in the spring of 2018.

BEING PART of that tract or parcel of land which by deed dated December 10, 2015, and recorded among the Land Records of Harford County, State of Maryland, in Liber J.J.R. No. 11655, folio 012, was granted and conveyed by Richard O. Cook to Susan Cook Dorsey and Richard Eric Cook.

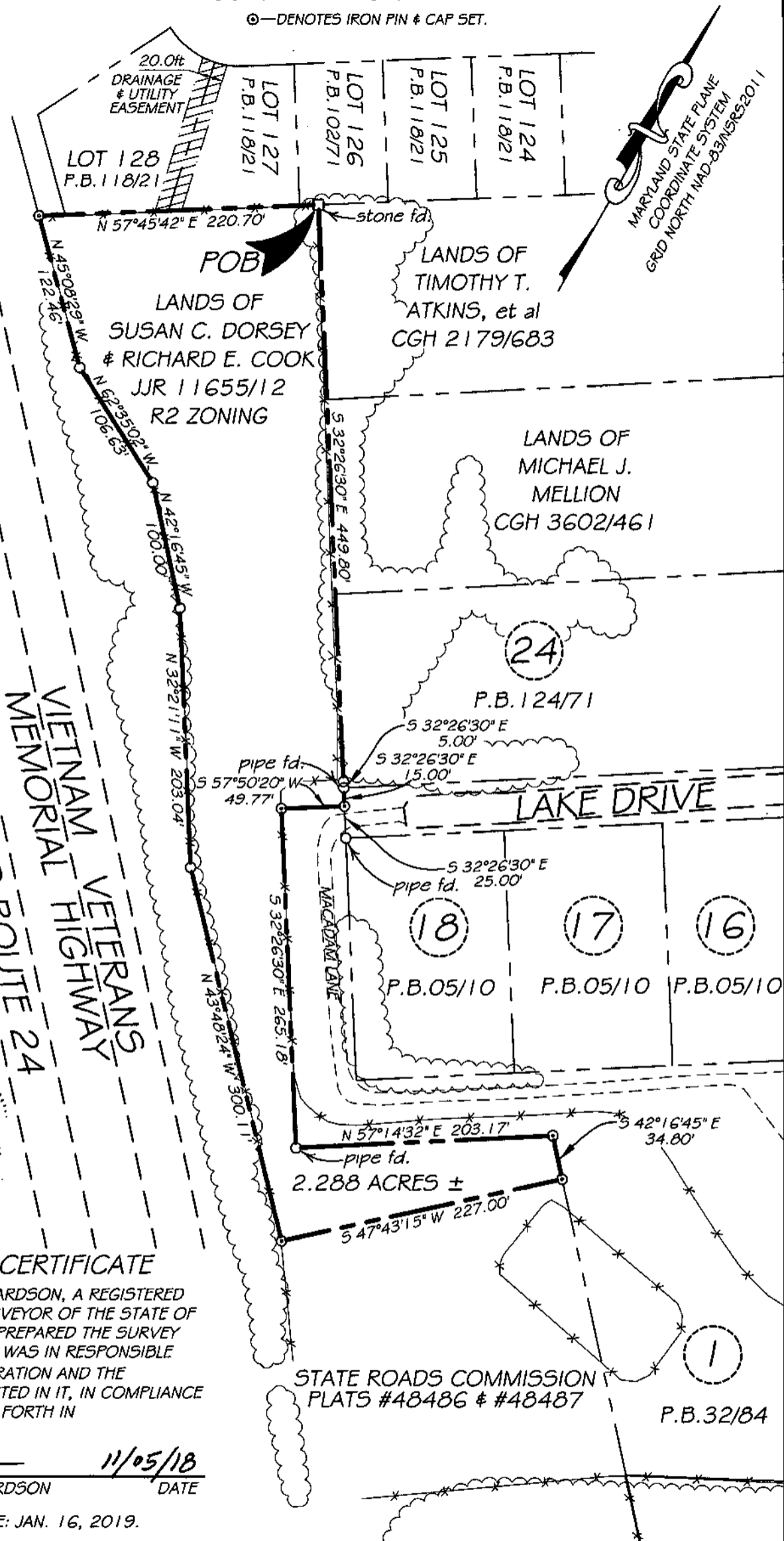
ALSO BEING THE SAME and all that tract or parcel of land, described in a deed as Parcel B, from Robert Schmidt and Jeanne Schmidt to Susan Cook Dorsey and Richard Eric Cook and recorded or intended to be recorded among the Land Records of Harford County, State of Maryland, prior hereto.

I, Frank Sheppard Richardson, a Registered Professional Land Surveyor of the State of Maryland, personally prepared this metes and bounds description or was in responsible charge over its preparation and the surveying work reflected in it, in compliance with requirements set forth in COMAR 09.13.06.12. License Expiration Date: January 16, 2019.



HARFORD COUNTY CIRCUIT COURT (Land Records) JJR 13202, p. 0267, MSA_CE54_13208. Date available 03/29/2019. Printed 11/21/2023.

⊙—DENOTES IRON PIN & CAP SET.



SURVEYOR'S CERTIFICATE

I, FRANK SHEPPARD RICHARDSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, PERSONALLY PREPARED THE SURVEY SHOWN ON THIS PLAT OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN COMAR 09.12.06.12.

[Signature] 11/05/18
 FRANK SHEPPARD RICHARDSON DATE
 MD. REG. NO. 21235
 LICENSE EXPIRATION DATE: JAN. 16, 2019.

DATE	Oct. 2, 2018
SCALE	1" = 100'
DRAWN	FSR-CADD
JOB	10-043Cook

HIGHLAND SURVEY ASSOCIATES, INC.
 4501 FAWN GROVE ROAD
 STREET, MARYLAND 21154
 410-836-1238

BOUNDARY PLAT
 LANDS OF
SUSAN C. DORSEY & RICHARD E. COOK
 THIRD ELECTION DISTRICT
 HARFORD COUNTY, MARYLAND

HARFORD COUNTY CIRCUIT COURT (Land Records) JJR 13202, p. 0268, MSA_CE54_13208. Date available 03/29/2019. Printed 11/21/2023.

MARYLAND
FORM
WH-AR

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2019

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Susan Cook Dorsey

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

39 Lake Drive

3. Reasons for Exemption

Resident Status As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

[Signature]
Witness

Susan Cook Dorsey

Name

3/26/19
**Date

[Signature]
Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

HARFORD COUNTY CIRCUIT COURT (Land Records) JJR 13202, p. 0269, MSA_CE54_13208. Date available 03/29/2019. Printed 11/21/2023.

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2019

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Robert Schmidt

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

39 Lake Drive

3. Reasons for Exemption

Resident Status [checked] As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

[unchecked] Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence [unchecked] Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness [Signature]

Robert Schmidt

3-26-19

Name

**Date

[Signature] Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

HARFORD COUNTY CIRCUIT COURT (Land Records) JJR 13202, p. 0270, MSA_CE54_13208. Date available 03/29/2019. Printed 11/21/2023.

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2019

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Jeanne Schmidt

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

39 Lake Drive

3. Reasons for Exemption

Resident Status

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

[Handwritten signature]

Jeanne Schmidt

Name

3-26-19

**Date

[Handwritten signature]

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

HARFORD COUNTY CIRCUIT COURT (Land Records) JJR 13202, p. 0271, MSA_CE54_13208. Date available 03/29/2019. Printed 11/21/2023.

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2019

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Richard Eric Cook

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

39 Lake Drive

3. Reasons for Exemption

Resident Status

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness [Signature]

Richard Eric Cook

Name

3/27/2019
**Date

[Signature]
Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

State of Maryland Land Instrument Intake Sheet

Baltimore City County: HARFORD

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	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.)			
		Deed Deed of Trust	Mortgage Lease	<input checked="" type="checkbox"/> Other Deed of Exchange/Consol	Other
2	Conveyance Type Check Box	Improved Sale Arms-Length [1]	Unimproved Sale Arms-Length [2]	Multiple Accounts Arms-Length [3]	<input checked="" 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	\$ 5000.00	Transfer Tax Consideration	\$	
		Any New Mortgage	\$ 0.00	X () % =	\$	
		Balance of Existing Mortgage	\$ 0.00	Less Exemption Amount	-	\$
		Other:	\$	Total Transfer Tax	=	\$
		Other:	\$	Recordation Tax Consideration	\$	
		Full Cash Value:	\$	X () per \$500 =	\$	
			TOTAL DUE	\$		

5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:
		Recording Charge	\$ 75	\$	
		Surcharge	\$ 40	\$	Tax Bill:
		State Recordation Tax	\$ 33.00	\$	
		State Transfer Tax	\$ 25.00	\$	C.B. Credit:
		County Transfer Tax	\$ 50.00	\$	
		Other	\$	\$	Ag. 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		
		U3	060527	4038/452	0056	0524		<input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
							32/84	3.28 acres	
		Location/Address of Property Being Conveyed (2)							
		39 Lake Dr., Bel Air, MD 21014							
		Other Property Identifiers (if applicable)						Water Meter Account No.	
Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>		Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:							
Partial Conveyance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred: 0.023 acres							
If Partial Conveyance, List Improvements Conveyed: None									

7	Transferred From	Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
		Robert Schmidt	
		Jeanne Schmidt	
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	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)
		Susan Cook Dorsey	
		Richard Eric Cook	
New Owner's (Grantee) Mailing Address			
1610 Wycliffe Ave., Parkville, MD 21234			

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 type="checkbox"/> Return to Contact Person
		Name: Gregory A. Szoka, Esquire		<input checked="" type="checkbox"/> Hold for Pickup
		Firm: Stark and Keenan, P.A.		<input type="checkbox"/> Return Address Provided
		Address: 30 Office Street Bel Air, MD 21014 Phone: (410) 838-5522		

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 checked="" 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:		Assigned Property No.:	
Year	20	20	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:
No Ag tax due - land swap

Space Reserved for County Validation

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AS

