

EXHIBIT A

(Legal Description)

All that lot or parcel of land situate on the North side of Patapsco Road at Patapsco, in the 4th Election District of Carroll County, Maryland, more particularly described as follows:

BEGINNING for the same at a point in the middle of the County road at the Southwest corner of the church lot and running with said County road; South $76 \frac{1}{4}$ degrees East, $4 \frac{12}{100}$ perches to an iron pin; thence by a line of division now laid out so as to run across the middle of a wall, North $8 \frac{1}{2}$ degrees East, $8 \frac{2}{10}$ perches to an iron pin on the edge of an alley; thence with the said alley North 45 degrees West, 4 perches to an iron pin; thence South 9 degrees West, $9 \frac{1}{10}$ perches to the place of beginning, and containing 35 square perches of land, more or less.

Being the same lot of ground which by deed dated January 15, 1999 and recorded January 28, 1999 among the Land Records of Carroll County, Maryland in Liber LWS 2154 folio 236 was granted and conveyed by Charles Edward Davidson and Janice Lee Davidson unto Janice Lee Davidson, Sole Owner. The said Janice Lee Davidson departed this life on or about October 17, 2023 and Jennifer Elaine Sallow was appointed Personal Representative of her Estate pursuant to Letters of Administration dated October 24, 2023 and issued by the Register of Wills for Carroll County (Estate Docket 43688).

And also being the same lot of ground which by deed dated October 10, 1980 and recorded October 14, 1980 among the Land Records of Carroll County, Maryland in Liber LWS 775 folio 654 was granted and conveyed by Delmis L. Sykes and Virginia R. Sykes unto Charles Edward Davidson and Janice Lee Davidson, as tenants by the entireties.

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: **2837 Patapsco Road, Finksburg, MD 21048**

Property Tax/Parcel ID Number: **04-024265**

Real Property Data Search ()
Search Result for CARROLL COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 04 Account Identifier - 024265

Owner Information

Owner Name:	GIBSON BRIAN	Use:	RESIDENTIAL
Mailing Address:	1712 UPPER FORDE LANE HAMPSTEAD MD 21074-	Principal Residence:	NO
		Deed Reference:	/11325/ 00072

Location & Structure Information

Premises Address:	2841 PATAPSCO RD FINKSBURG 21048-0000	Legal Description:	LT - 0.219 AC (9539 SF) 2841 PATAPSCO RD PATAPSCO
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0053	0004	0440	4020097.07	0000				2026	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	2,426 SF		9,539 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	3	2 full		

Value Information

	Base Value	Value As of 01/01/2023	Phase-In Assessments As of 07/01/2025	As of 07/01/2026
Land:	71,500	71,500		
Improvements	0	0		
Total:	71,500	71,500	71,500	
Preferential Land:	0			

Transfer Information

Seller: DAVIDSON JANICE LEE	Date: 09/19/2024	Price: \$117,000
Type: NON-ARMS LENGTH OTHER	Deed1: /11325/ 00072	Deed2:
Seller: DAVIDSON CHARLES EDWARD	Date: 01/28/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02154/ 00236	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00
Special Tax Recapture: None			

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date: