#### DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") made this  $\frac{2 \mu th}{2}$  day of  $\frac{December}{2}$ , 1986, by and between M. FRANCES TAYLOR, ("Grantor"); and the MARYLAND ENVIRONMENTAL TRUST ("Grantee").

#### WITNESSETH:

WHEREAS the Maryland Environmental Trust is charitable in nature and is created and exists pursuant to Subtitle 2 of Title 3 of the Natural Resources Article, Annotated Code of Maryland (1974 Volume as amended), to conserve the natural and scenic qualities of the environment;

WHEREAS Grantor is the owner in fee simple of certain real property ("Property") hereinafter described, situate, lying and being in the Eighth Election District of Cecil County, Maryland, and more particularly described in Exhibit "A" attached hereto;

WHEREAS the Property has open-space conservation value in its present state as a natural and rural area that has not been subject to development;  ${\tt REC-FIN} \ \, 62.00$ 

WHEREAS Grantor is willing to grant a perpetualAutorsersWation ALYCE TOTL 62.50
Easement over the Property, thereby restricting and limiting tDASHUSE 20.00
CHCK 58.50
of the land and contiguous water areas of the PROPERTY CARD WHEELER 16.00
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and conditions and for the purposes hereinafter set forth, and Grantee
is willing to accept such Conservation Easement;

WHEREAS Grantor and Grantee recognize the environmental open-space value of the Property in its present state, and have identified significant conservation features in Exhibit B;

WHEREAS, Grantor and Grantee have a common purpose in conserving the dominant scenic, cultural, rural, agricultural, and woodland character of the Property, and, except as hereinafter provided, preventing the use or development of the Property for any purpose or in any manner that would conflict with the maintenance of the Property in its scenic, rural, agricultural, and woodland

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condition;

WHEREAS Grantee is authorized by the laws of Maryland to accept, hold and administer conservation easements, and possesses the authority to accept and is willing to accept this Conservation Easement under the terms and conditions hereinafter described, and is a "qualified organization" within the meaning of Section 170(A)(3) of the Internal Revenue Code;

NOW, THEREFORE, as an absolute gift of no monetary consideration (\$0.00) but in consideration of the mutual covenants, terms, conditions and restrictions hereinafter set forth, Grantor hereby grants and conveys unto Grantee, its successors and assigns, forever and in perpetuity a Conservation Easement of the nature and character and to the extent hereinafter set forth, with respect to the Property and the dominant scenic, cultural, rural, agricultural, and woodland character of the Property.

To achieve these objectives, the following conditions and restrictions are set forth:

### ARTICLE I. DURATION OF EASEMENT

This Conservation Easement shall be perpetual. It is an easement in gross and as such is inheritable and assignable in accordance with Article VI and runs with the land as an incorporeal interest in the Property, enforceable with respect to the Property by Grantee against Grantor and her personal representatives, heirs, successors and assigns.

### ARTICLE II. PROHIBITED AND RESTRICTED ACTIVITIES

- A. Industrial or commercial activities other than farming, silviculture, horticulture and equestrian activities are prohibited on the Property, except for (1) such activities as can be conducted in existing or permitted structures without alteration of the external appearance thereof, and (2) the sale to the public of agriculture or forestry products produced on the Property.
  - B. Display of billboards, signs or other advertisements is

prohibited on or over the Property, except (1) to state solely the name and/or address of the Property and/or the owners; (2) to advertise the sale or lease of the Property; (3) to advertise the agricultural, horticultural, forestry and naturalistic uses of the Property; or (4) to advertise the sale or goods of services produced by permitted uses of the Property; provided that no sign or billboard on the Property shall exceed four feet by four feet.

- C. Dumping of soil, trash, ashes, garbage, waste or other materials on the Property is prohibited, except that soil, rock, other earth materials, vegetative matter or compost may be placed (1) as may be reasonably necessary for agriculture and silviculture on the Property or (2) as may be reasonably necessary for the construction and/or maintenance of permitted structures, accesses and hiking trails, provided that any hiking trails are as specified in the Susquehanna State Park Master Plan.
- D. Excavation, dredging, mining and removal of loam, gravel, soil, rock, sand, coal, petroleum and other materials are prohibited, except (1) for the purpose of combatting erosion or flooding, (2) for agriculture and forestry on the Property, including, but not limited to, the construction of a farm pond, or (3) for the construction and/or maintenance of permitted structures, homesites, accesse, wildlife habitat, and hiking trails, provided that any hiking trails are as specified in the Susquehanna State Park Master Plan.
- E. Management and harvesting of forests shall be in accordance with the Maryland Forest Practices Guidelines. There shall be no clearcutting of vegetation on the Property within the Susquehanna State Park Acquisition Area, as shown on Exhibit D.
- F. Grantor shall establish and maintain a vegetative buffer strip along Octoraro Creek. There shall be no plowing, cultivation, logging, grazing of livestock or other disturbance of the land on the Property within fifty (50) feet of the banks of Octoraro Creek, except as may be necessary for (1) erosion control; (2) forest management;

- (3) recreational water uses and associated structures; (4) hunting, fishing, or trapping; or (5) access to the shore.
- G. No building, facility or other structure shall be constructed on the Property after the date of recordation of this Conservation Easement, except that it is permitted:
- To construct accessory structures designed, constructed and utilized for the purpose of serving the existing or permitted residences (e.g., garage, well house or swimming pool);
- (2) To construct accessory structures designed, constructed and utilized in connection with the agricultural, horticultural, forestry, and naturalistic uses of the Property, including but not limited to, horse related facilities;
- (3) To replace all existing and permitted structures with structures of similar size and purpose;
- (4) To improve, repair, restore, alter, remodel, and maintain all structures permitted in this Article;
- (5) To construct and maintain reasonable access to all permitted uses and structures;
- (6) To construct two additional single family residences.

The total number of residential structures (e.g., principal residences, guest houses, tenant houses, farm manager houses, condominiums, apartments, mobile homes, seasonal cabins) on the Property shall never exceed three. The location of any new residential structure, the location of any replacement residential structure if different from the location of the replaced structure, the conversion of any previously non-residential structure to a residential structure, and the location of a new access to a residential structure shall be notified to Grantee and shall be subject to the prior written approval of the Grantee, which approval shall not be unreasonably withheld. No structures shall be located in the area(s) designated as Sites of Archeological Significance on

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Exhibit D, Annotated Aerial Photograph of Property.

- H. All rights reserved by or not prohibited to Grantor shall be exercised so as to prevent or to minimize damage to water quality, air quality, land/soil stability and productivity, wildlife, natural vegetation, scenic and cultural values, and the natural topographic and open-space character of the Property.
- I. Except to the extent that prior written approval of Grantee is required by any paragraph of this Article, all rights reserved by or not prohibited to Grantor are considered to be consistent with the conservation purposes of this Easement and require no prior notification or approval, except that, if Grantor believes or reasonably should believe that the exercise of a reserved right may have a significant adverse effect on the conservation interests associated with the Property, Grantor shall notify Grantee in writing before exercising such right.

## ARTICLE III. ENFORCEMENT AND REMEDIES

- A. The parties agree that monetary damages would not be an adequate remedy for breach of any of the terms, conditions and restrictions herein contained, and therefore, in the event that Grantor, her personal representatives, heirs, successors or assigns, violate or breach any terms, conditions and restrictions herein contained, Grantee, its successors or assigns, may institute a suit to enjoin such violation and to require the restoration of the Property to its prior condition. Grantee, its successors, and assigns, by any prior failure to act, does not waive or forfeit the right to take action as may be necessary to insure compliance with the terms, conditions and purposes of this Conservation Easement.
- B. Grantee, its successors and assigns, has the right, with reasonable notice, to enter the Property at reasonable times for the purpose of inspecting the Property to determine whether the Grantor or her personal representatives, heirs, successors or assigns are complying with the terms, conditions and restrictions of this

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Conservation Easement. This right of inspection does not include access to the interior of buildings and structures.

#### ARTICLE IV. PUBLIC ACCESS

The granting of this Conservation Easement does not convey to the public the right to enter the Property for any purpose whatsoever.

### ARTICLE V. EXHIBITS

The following exhibits accompany this Conservation Easement:

- A. Exhibit A: Boundary Description and Property Reference shall be attached hereto and made a part hereof.

  Exhibit A consists of 3 pages.
- B. Exhibit B: Summary of Conservation Values shall be attached hereto and made a part hereof. Exhibit B consists of 2 pages.
- C. Exhibit C: Color Slides of the Property With

  Description of Slides and Slide Index Numbers shall be kept on file at the principal office of the Grantee and shall be fully and completely incorporated into this Conservation Easement as though attached hereto and made a part hereof. Exhibit C consists of 40 color slides and 2 pages.
- D. Exhibit D: Annotated Aerial Photograph of the Property shall be kept on file at the principal office of Grantee and shall be fully and completely incorporated into this Conservation Easement as though attached hereto and made a part hereof. Exhibit D consists of 1 page.

#### ARTICLE VI. MISCELLANEOUS

A. Grantee may assign, upon prior written notification to Grantor, its rights under this Conservation Easement to any "qualified organization" within the meaning of Section 170(h)(3) of the Internal Revenue Code or the comparable provision in any subsequent revision of the Code; and, if any such assignee shall be dissolved or shall

abandon this Conservation Easement or the rights and duties of enforcement herein set forth, or if proceedings are instituted for condemnation of this Conservation Easement, the easement and rights of enforcement shall revert to Grantee; and if Grantee shall be dissolved and if the terms of the dissolution fail to provide a successor, then Grantor, her personal representatives, heirs, successors or assigns, shall institute in a court of competent jurisdiction a proceeding to appoint an appropriate successor as Grantee; any such successor shall be a "qualified organization" within the meaning of Section 170(h)(3) of the Internal Revenue Code or the comparable provision in any subsequent revision of the Code. No assignment may be made by Grantee of its rights under this Conservation Easement unless Grantee, as a condition of such assignment, requires the assignee to carry out the conservation purposes of this Conservation Easement.

- B. Grantor agrees for herself, her personal representatives, heirs, successors and assigns, to notify Grantee in writing of the names and addresses of any party to whom the Property, or any part thereof, is to be transferred at or prior to the time said transfer is consummated. Grantor further agrees to make specific reference to this Conservation Easement in a separate paragraph of any subsequent deed or other legal instrument by which any interest in the Property is conveyed.
- C. Grantee agrees to hold this Conservation Easement exclusively for conservation purposes, as defined in Section 170(h)(4)(A) of the Internal Revenue Code.
- D. The donation of this Conservation Easement gives rise to a property right, immediately vested in Grantee, with a fair market value equal to the proportionate value that the Conservation Easement bears to the value of the property as a whole.
- E. This Conservation Easement shall be construed to promote the purposes of the statutes creating and governing the Maryland Environmental Trust, the purposes of Section 2-118 of the Real

Property Article of the Annotated Code of Maryland, and the conservation purposes of this Easement, including such purposes as are defined in Section 170(h)(4)(A) of the Internal Revenue Code.

- F. The execution of this Conservation Easement does not replace, abrogate, or otherwise set aside local, state, or federal land use requirements applicable to the Property.
- G. Any notices by Grantor to Grantee pursuant to any provision hereof shall be sent by registered or certified mail, return receipt requested, addressed to Maryland Environmental Trust, Suite 700, 118 N. Howard Street, Baltimore, Maryland 21201, or to such other address as Grantee may establish in writing on notification to Grantor.

TO HAVE AND TO HOLD unto the Maryland Environmental Trust, its successors and assigns, forever. The covenants agreed to and the terms, conditions, restrictions and purposes imposed as aforesaid shall be binding upon Grantor, her survivors, agents, personal representatives, heirs, assigns and all other successors to her in interest, and shall continue as a servitude running in perpetuity with the above described property.

 $\label{thm:condition} \mbox{IN WITNESS WHEREOF, Grantor and Grantee have hereunto set} \\ \mbox{their hands and seals the day and year above written.}$ 

WITNESS: GF	RANTOR:
Debouk (1. Kagan )	1. Transu Daylor (SEAL) Frances Taylor
STATE OF MARYLAND, County OF Cen	to WIT:
I HEREBY CERTIFY, that on t	his 24th day of December , 1986,
before me the subscriber, a Notary Pu	blic of the State aforesaid,
personally appeared M. FRANCES TAYLOR	, known to me (or satisfactoril
proven) to be the Grantor of the fore	going Deed of Conservation
Easement and acknowledged that they e	xecuted the same for the purpos

therein contained and in my presence signed and sealed the same.

WITNESS my hand and Notarial Seal.

Notary Public My Commission Expires: July 1, 1990.

WITNESS:

THE MARYLAND ENVIRONMENTAL TRUST

she C. Wolf By: Mulloyey (SEAL)

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, TO WIT:

I HEREBY CERTIFY, that on this standard day of standard, 1986, before me, the subscriber, a Notary Public of the City of Baltimore personally appear BRICE M. CLAGETT, who acknowledged himself to be the Chairman of the MARYLAND ENVIRONMENTAL TRUST and that he, as such being authorized to do so, executed the foregoing Deed of Conservation Easement for the purposes therein contained, by signing the name of the Trust by himself as Chairman.

WITNESS my hand and Notarial Seal.

Notary/Public
My Comprission Expires: (puly 7,199)

Approved as to legal form and sufficiency this / day of Declarker 1986.

Assistant Attorney General

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M. FRANCES TAYLOR
DEED OF EASEMENT
EXHIBIT A
BOUNDARY DESCRIPTION AND DEED REFERENCE

ALL THAT farm in the Eighth (8th) Election district of Cecil County, which is bounded and described as follows, Beginning for the same at a forked white oak tree and running South seventy five degrees West twenty six perches to a public road, then along the South side of said road, South seventy degrees West seventy eight perches to Moon's land, then South twenty three and three fourth's degrees East one hundred and fourteen and eight tenths perches with Moon's land, then South seventy three and a half degrees West nineteen and four tenths perches with Moon's land, then South twenty degrees East one hundred and forty seven perches to the Octoraro Creek, then by and with said Creek to Magraw's land, then North seventy eight and three fourth degrees West fifteen perches passing a Hickory tree on the bank of said creek, then North fourteen and a half degrees West eighteen perches with the division fence and Magraw's land, then North eighty seven degrees West twenty seven and four tenth perches with said fence then North seventy one and a fourth degrees West thirty and seven tenths perches still, with said fence across a run, then South seventy seven and a half degrees West thirty four and one tenth perches with Magraw's land to the place of beginning, containing two hundred and thirty nine acres of land more or less and bring the same Farm or tract of land devised to Patrick Ewing deed by his father Patrick Ewing A.D. 1819 by his last Will which is on file in the office of the Register of Wills for Cecil County aforesaid.

EXCEPTION NO. 1: All that parcel of ground, situate, lying and being in the eighth election district of Cecil County, Maryland and conveyed from G. Louis Taylor and Mary C. Taylor to The Susquehanna Transmission Company of Maryland in a deed dated September 30, 1932 and recorded among the land records of Cecil County in Liber S.R.A. 17 Folio 216 and being more particularly described as follows:

BEGINNING for the same at Station 1162+51.39 in the center line of an electrical transmission line right of way one hundred fifty feet (150') in width, as now located, said point being at the distance of six hundred twenty-one and twenty-six one-hundredths feet (621.26') southeasterly from a stone and post planted at the beginning of the South twenty degrees East one hundred forty-seven perches (S. 20° E. 147 P.) line of the land described in the deed from W.P. Ewing, et al Executors of Patrict Ewing, to Theodore Ewing dated January 14,1871 and recorded among the Land Records of Cecil County in Liber D.S. No. 4, folio 266, thence binding reversely on said line, as now surveyed, and on the lands of George C. Miller, North twenty-three degrees fifty-seven minutes West two hundred forty-one and eighty-four one-hundredths feet (N. 23° 57' W. 241.84') to the northeasterly side of said right of way, thence binding on the northeasterly side of said right of way, thence binding on the northeasterly side of said center line, South forty-two degrees no minutes fifty-five seconds East nine hundred eleven and fifty-three one-hundredths feet (S. 42° 00' 55" E. 911.53'), thence still binding on the southeasterly side of said right of way, and on other lands of G. Louis Taylor, and running parallel to and seventy-five feet (75') distant at right angles from said center line South fifty-three degrees twenty-eight minutes East one thousand four hundred seventy-four and sixty-five one hundredths feet (S. 53° 28' E. 1474.65') to intersect the North

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seventy-four degrees fifty minutes East one hundred nineteen and four tenths feet (n. 74° 40' E. 119.4') line of the land described in the deed from John W. Taylor and others to Joseph T. Bunting, dated September 13, 1903 and recorded among the Land Records of Cecil County in Liber J.G.W. No. 14, folio 361, thence binding reversely on said line, as now surveyed, and on the lands of Manor Real Estate and Trust Company South sixty-nine degrees four minutes West fifty-six and eighty-six one-hundredths feet (S. 69° 04' W. 56.86') to a stone planted at the beginning of said line, thence binding reversely on the North seventy degrees fifteen minutes East Two hundred sixty-nine and eight tenths feet (N. 70° 15' E. 269.8') line of the land described in the deed from John W. Taylor and others to Joseph T. Bunting, above mentioned, as now surveyed, and on the lands of Manor Real Estate and Trust Company South sixty-four degrees forty-two minutes West thirty and seventy one-hundreths feet (S. 64° 42' W. 30.70') to a point in the aforesaid center line, siad point being at Station 1183+71.10, thence continuing said course, and binding reversely on said line, as now surveyed, and on the lands of Manor Real Estate and Trust Company South sixty-four degrees forty-two minutes West eighty-five and seven one-hundredths feet (S. 64° 42' W. 85.07') to the southwesterly side of said right of way, thence binding on the southwesterly side of said right of way, and on other lands of G. Louis Taylor, and running parallel to and seventy-five feet (75') distant at right angles from said center line North fifty-three degrees twenty-eight minutes West one thousand four hundred four and forty-six one-hundredths feet (N. 53° 28' W. 1404.46'), thence still binding on the southwesterly side of said right of way and on other lands of G. Louis Taylor and running parallel to and seventy-five feet (75') distant at right angles from said center line North forty-two degrees no minutes fifty-five seconds West four hundred sixty-seven and five one-hund

Containing seven and three hundred twenty-five one-thousandths acres (7.325 A.) of land more or less.

EXCEPTION NO. 2: All that parcel of ground, situate, lying, and being in the eighth election district of Cecil County, Maryland and conveyed from John W. Taylor, Fannie F. Taylor, and Fannie S. Crothers to Joseph T. Bunting in a deed dated September 30, 1903 and recorded among the Land Records of Cecil County in Liber J.G.W. No. 14 folio 361 and being more particularly described as follows;

BEGINNING at a stake or stone on line of lands of Samuel Grayson, thence by lands of said John Taylor the following courses and distances, South eighty three degrees fifteen minutes East five hundred feet to a stake or stone, thence South six degrees forty five minutes West thirty feet to a stake or stone, thence North seventy nine degrees fifteen minutes East two hundred and forty and five tenths feet to a stake or stone, thence North seventy degrees fifty minutes East two hundred and sixty nine and eight tenths feet to a stake or stone, thence North seventy four degrees fifty minutes East one hundred and nineteen and four tenths feet to a stake or stone, thence North sixty one degrees fifty five minutes East two hundred and eight and five tenths feet to a stake or stone, thence North twenty eight degrees twenty five minutes East one hundred and twenty four and five tenths feet to a stake or stone, thence North fourteen degrees twenty minutes East one hundred and twenty four and eight tenths feet to a stake or stone, thence North fourteen degrees twenty minutes East one hundred and twenty four and eight tenths feet to a stake or stone, thence North thirty hundred and fifty three feet to a stake or stone, thence North thirty

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seven degrees forty minutes East, one hundred and thirty one and eight tenths feet to a stake or stone, thence North forty six degrees ten minutes East one hundred and sixty seven and four tenths feet to a minutes East one hundred and sixty seven and four tenths feet to a stake or stone, thence North thirty degrees forty minutes East one hundred and thirty seven and seven tenths feet to a stake or stone, thence North twelve degrees East one hundred and twenty six feet to a stake or stone, thence North thirty two degrees thirty minutes East three hundred and twenty four feet to a stake or stone, thence North fourteen degrees ten minutes East one hundred and sixty three and six tenths feet to a stake or stone, thence North ten degrees Feat sixty fourteen degrees ten minutes East one hundred and sixty three and six tenths feet to a stake or stone, thence North ten degrees East sixty two and two tenths feet to a stake or stone, thence North eleven degrees twenty minutes West one hundred and sixty two feet to a stake or stone, thence North eleven degrees twenty minutes West one hundred and sixty two feet to a stake or stone, thence North inne degrees fifty five minutes West one hundred and eighty nine and four tenths feet to a stake or stone, thence North of the minutes West one hundred and thirty two and seven tenths feet to a stake or stone, thence North five minutes West one hundred and thirteen feet to a stake or stone, thence North four degrees fifty minutes west one hundred and thirteen feet to a stake or stone, thence North fourteen degrees forty five minutes West two hundred and five and five tenths feet to a stake or stone, thence North two degrees twenty five minutes West two hundred and nineteen and eight tenths feet to a stake or stone, thence North three degrees twenty five minutes West one hundred and nine and five tenths feet to a stake or stone, thence North three degrees twenty five minutes West one hundred and nine and five tenths feet to a stake or stone, thence North thirteen degrees minutes East one hundred and nineteen and two tenths feet to a stake or stone, thence North thirteen degrees minutes East one hundred and nineteen and two tenths feet to a stake or stone, thence North twenty nine degrees North thirteen degrees minutes East one hundred and nineteen and two tenths feet to a stake or stone, thence North twenty nine degrees twenty five minutes East one hundred and ninety four and six tenths feet to a stake or stone, thence North forty one degrees thirty five minutes East two hundred and sixty one feet to a stake or stone, thence North fifty degrees forty minutes East two hundred and eighteen and two tenths feet to a stake or stone, thence North forty degrees fifteen minutes East are hundred and pinety five and two tenths feet fifteen minutes East one hundred and ninety five and two tenths feet to a stake or stone, thence North twenty degrees East sixty seven and seven tenths feet to a stake or stone, thence North two degrees thirty minutes East one hundred and fifty nine and two tenths feet to a stake minutes East one hundred and fifty nine and two tenths feet to a stake or stone, thence North three degrees thirty minutes West one hundred and eleven feet to a stake or stone, thence North twelve degrees twenty minutes West three hundred and ninety and four tenths feet to a stake or stone in line of lands of Joseph T. Richards, thence by same land South sixty eight degrees thirty minutes East one hundred and thirty six feet to a point in the Octoraro Creek and in corner of lands of Joseph McMullin, thence by the same lands and down said stream the following courses and distances South twelve degrees twenty minutes East two hundred and eighty three and one tenth feet to a point, thence South nine degrees fifteen minutes East three hundred and twenty five feet to a point, thence South twenty six degrees thirty minutes West three hundred and thirty feet to a point, thence South forty three degrees fifteen minutes West six hundred and sixty feet to a point, thence South eight degrees West three hundred and feet to a point, thence South eight degrees West three hundred and thirty feet to a point, thence continuing down the stream by lands of Samuel Hyndman, now Logan, South eight degrees East five hundred and twenty eight feet to a point, thence South fourteen degrees thirty minutes East three hundred and ninety six feet to a point, thence South eleven degrees East two hundred and forty four and two tenths feet to a point, thence South eighteen degrees West two hundred and sixty four feet to a point, thence South thirty four degrees thirty minutes West two hundred and thirty one feet to a point, thence South there south the west one hundred and ninety eight feet to a point, thence South forty three degrees thirty minutes West three hundred and sixty three feet to a point to lands of Theodore Ewing, thence by same lands South twelve degrees forty five minutes West two hundred and thirty one feet to a point, thence South twenty feet to a point, thence South eight degrees West three hundred and West two hundred and thirty one feet to a point, thence South twenty degrees forty five minutes West one hundred and ninety eight feet to

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a point, thence by land of John Watson and said Ewing, South sixty five degrees fifteen minutes West two hundred and ninety seven feet to a point, thence South seventy two degrees forty five minutes West three hundred and ninety six feet to a point, thence continuing down the Creek by lands of Swisher Estate, North eighty seven degrees fifteen minutes West six hundred and sixty feet to a corner in Octoraro Creek in line of lands of Samuel Grayson and said Swisher Estate, thence by lands of Samuel Grayson North seventeen degrees fifteen minutes West one hundred and seventy six and four tenths feet to place of beginning, containing sixteen and forty three one hundredths acres.

EXCEPTION NO. 3: All that land situate, lying and being in the eighth election district of Cecil County, Maryland, together with appurtenances thereto belonging, or in any wise appertaining, lying between the lines designated "Right of Way Line" as shown and/or indicated on the State Roads Commission of Maryland's Plat No. 9098, and conveyed from G. Louis Taylor and Mary C. Taylor to the State Roads Commission in a deed recorded among the Land Records of Cecil County on August 11, 1952 in Liber RRC No. 80 folio 358.

EXCEPTION NO. 4: All that land, situate, lying, and being in the eighth election district of Cecil County, Maryland, together with appurtenances thereto belonging or in any wise appertaining, lying between the lines designated "Right of Way Line" as shown and/or indicated on the State Roads Commission of Maryland's Plat No. 9097, and conveyed from G. Louis Taylor and Mary C. Taylor to the State Roads Commission in a deed recorded among the Land Records of Cecil County on August 11, 1952 in Liber RRC No. 80 folio 359.

EXCEPTION NO. 5: All that land, situate, lying, and being in the eighth election district of Cecil County, Maryland, together with appurtenances thereto belonging, or in any wise appertaining, lying between the lines designated "Right of Way Line" as shown and/or indicated on the State Roads Commission of Maryland's Plat No. 9768, and conveyed from G. Louis Taylor and Mary C. Taylor to the State Roads Commission in a deed recorded among the Land Records of Cecil County on August 11, 1952 in Liber RRC No. 80 folio 360.

BEING part of the farm or tract of land conveyed by a deed from William P. Ewing and M.J. Ewing, Executors, to Theodore Ewing and which is dated January 14, 1871 and recorded among the land records of Cecil County in Liber D.S. No. 4 Folio 266, and containing 211 acres more or less, which is the subject of this Conservation Easement.

Reference is also made to that certain Will recorded in Cecil County, Maryland at Will Liber 1, Page 52.

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### M. FRANCES TAYLOR DEED OF EASEMENT EXHIBIT B SUMMARY OF CONSERVATION VALUES

"It shall be the policy of Cecil County, to the maximum feasible extent, to preserve, through acquisition or other means, areas of open space in the County which meet the following criteria.

(1) Areas of particular scenic beauty.
(2) Areas of major historical or cultural significance.
(3) Areas which are physically or ecologically fragile, including wetlands, floodplains, and areas of steep slope.
(4) Areas with frontage on the Chesapeake Bay or other major water bodies. . . " (p. 7-7)

"Private landowners should be encouraged to preserve historic and scenic sites which are under their control." (p.7-6)

"The use emphasis in agricultural areas should be on man-made and natural forms of open spaces such as field crops, pasture land, forest stands, and wetlands." (p.

"The farmers of Cecil County, large landowners, and other citizens are very interested in seeing large areas of Cecil County maintained in its agrarian state. It is recognized that zoning is only one mechanism which may be employed to preserve agricultural land. Such devices as purchase of development rights and easements, tax differentials, and restrictive agreements should also be explored." (p. 8-5)

- $\underline{\text{Woodland}}$  and  $\underline{\text{Cropland}}$ : The Property contains approximately 132 acres of productive cropland and 75 acres of productive woodland.

(Source: Maryland Rivers Study: Final Report, U.S. Department of the Interior, National Park Service, July 1984)

- <u>Vegetative Buffer Strip</u>: A vegetative buffer strip is required to be maintained on the Property adjacent to Octoraro Creek. Buffer strip standards are consistent with the guidelines recommended by the forestry division of the Department of Natural Resources for contributing to the protection of surface water quality.
- <u>Scenic Value</u>: The Property contains approximately 2000 linear feet of road frontage along U.S. Route 1. The Property is an integral part of the rural scenic landscape of Cecil County visible to the public from U.S. Route 1.

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(Source: Gene Cheers, Land Planning Services, Maryland Department of Natural Resources, August 21, 1986 written communication and Master Plan for Susquehanna State Park, Harford County and Cecil County, Maryland, Adopted March, 1979)

- Rare Plants and Animals: The following rare plants and animals have been documented at or near this property.
  - a) <u>Pycnanthemum verticillatum</u>, or Whorled Mountain Mint, discovered here in 1958, State Rare.
  - b) Ranunculus carolinianus, no common name, a member of the buttercup family, 1941. Highly State Rare.
  - c)  $\frac{\text{Gentiana andrewsii}}{\text{Highly State Rare.}}, \, \text{or Fringe-tip Closed Gentian, 1963,}$
  - d) Triphora trianthophora, or Nodding Pogonia, a historical record, this rare Pogonia was discovered growing along Octoraro Creek in 1867.
  - e)  $\frac{\text{Trillium erectum}}{\text{Trillium}}$  forma-album, a very rare form of Red
  - f) Cryptobranchus a. alleganiensis, or the Hellbender, a huge, slimy, wrinkled salamander, has been known historically from Octoraro Creek and other tributaries of the Susquehanna River. The present status of Hellbenders in this area is undetermined, and a viable population may still exist here.

(Source: Jonathan A. McKnight, Maryland Natural Heritage Program, August 20, 1986 written communication)

- g)  $\frac{\text{Clemmys muhlenbergi}}{\text{the Property by the landowner.}}$
- 8. <u>Historic House ("Stonelea")</u>: The Property contains a large rambling stone house of the Federal period preserved in excellent condition. Stonelea would probably be eligible for the National Register of Historic Places.

(Source: Historic American Buildings Survey Inventory CE-40 and Catherine Adams Masek, Maryland Historical Trust, July 9, 1986 personal communication)

 Maryland Environmental Trust Policy: The productive cropland, potential wild and scenic river designation and scenic value amenities of the Property defined in Item Numbers 2, 3 and 5 above are pursuant to the conservation policies adopted by the Maryland Environmental Trust on September 25, 1974 and revised March 5, 1980.

> RECEIVED FOR RECORD & TYCOPDED Aps 185ド399

NEC 37 8 38 AH '85

THE LAND CORDS CERT OF THE SEXAM PEN ALSON D. FTEN 45 CLERK

Mailed to: John Wolf Md. Environmental Trust 118 N. Howard Street Suite 700 Baltimore, Md. 21201 1/12/87

CECIL COUNTY CIRCUIT COURT (Land Records) NDS 185, p. 0413, MSA\_CE55\_802. Date available 09/20/2005. Printed 11/03/2017.

\·

CP 7370

The undersigned, owner(s) of premises situate on the southerly side of Conowingo Road (U.S. Route 1), in the 8th Election District, County of Cecil, State of MARYLAND, as more particularly described in a Deed dated November 30, 1988 and recorded in the aforesaid County in Liber NDS 254,

for and in consideration of the sum of ONE DOLLAR (\$1.00), the receipt whereof is hereby acknowledged, hereby grant(s) to CONOWINGO POWER COMPANY, (hereinafter called Company), its successors and assigns, the perpetual right, liberty, privilege and authority to locate, relocate, install, renew, replace, add to, operate and maintain on, under, along, across and within said premises such electric transmission and distribution facilities as from time to time the Company, its successors and assigns, shall determine are necessary or proper to supply said premises and those adjacent thereto with electricity, for the service of light, heat and power (hereinafter referred to as facilities), together with the right of ingress and egress and the right to cut down, trim and keep trimmed, in a workmanlike manner, all trees, roots and branches of trees to the extent determined necessary by said Company, its successors and assigns, to provide sufficient clearance for the protection of the aforesaid facilities.

The aforesaid rights are granted under and subject to the following conditions:

- (1) The location of said facilities to be installed and constructed hereunder shall be shown and delineated on plans prepared by the Company, with being withheld. unreasonably withheld;
- (2) The undersigned agree(s) to keep the area where said facilities are located clear of buildings or any other permanent structure which could, in the opinion of the Company interfere with the construction, maintenance or use of the said facilities as provided hereunder;
- (3) The undersigned agree(s) that the initial exercise of any of the rights herein granted shall not be construed as limiting Company's rights and privileges hereunder.

The conditions herein contained shall enure to and bind the (heirs/successors), executors, administrators and assigns of the undersigned.

EXECUTED THIS	DAY OF March	A.D. 1989
WITNESS:		
	6 DALLAS GREEN	(SEAL)
	Sylvia T. GREEN	(SEAL)

available 03/04/2005. Date a 883. CE55 0300, MSA

STATE OF MARYLAND

COUNTY OF CECIL

On this, the g day of March A.D., 1989, before me, MR+MAS. Jallas Them, the undersigned officer, personally appeared G. DALLAS GREEN & SYLVIA T., his wife, known to me (or satisfactorily proven) to be the person(s) whose name(s) subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official

No commission spirits of Horida My Commission spirits on 30, 1990

ND X X 6 300

ENTERNA PARTERIES

COMOMEST - MAR CO

CECIL COUNTY CIRCUIT COURT (Land Records) NDS 266, p. 0301, MSA\_CE55\_883. Date available 03/04/2005. Printed 11/03/2017.

### 800K O 7 | O PAGE 1 1 4

- No Title Search
- No Consideration
- **Exempt From Transfer** Tax & Recordation Tax

DEED

THIS DEED, is made this 6th day of November, 1997, from G. DALLAS GREEN and SYLVIA T. GREEN ("Grantors") to THE GREEN FAMILY LIMITED PARTNERSHIP, a Pennsylvania limited partnership ("Grantee").

#### Witnesseth

THE GRANTORS, for a consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged (No Actual Consideration) grant, convey and assign to the Grantee, its successors and assigns in fee simple, the real property located in Cecil County, Maryland and described as follows:

#### SEE EXHIBIT A attached hereto

BEING all that land conveyed to G. Dallas Green and Sylvia T. Green, his wife, by Deed from M. Frances Taylor dated November 30, 1988, and recorded among the Land Records of Cecil County in Liber 254, folio 806

SUBJECT TO the Ground Lease Agreement dated November 6, 1997 by and between Mark Ressler and Dana Ressler (referred to as the "Resslers") and G. Dallas Green and Sylvia T. Green (referred to as the "Greens").

TOGETHER with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto

TO HAVE AND TO HOLD the property hereby conveyed unto the Grantee, its successors and assigns, in fee simple, forever

THE GRANTORS covenant that they will warrant specially the property hereby conveyed, that they have done no act to encumber the land and that they will execute such further assurances of the property as may be requisite

PILLIP W. HOON CHEST BEING, MD 21520

WITNESS the hands and seals of Grantors.

01 15 117 CT 217 E5

WITNESS: COUNTY OF theste to with Public of the State and county aforesaid, personally appeared G. DALLAS GREEN, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed who acknowledged that he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, Uhave hereunto set my hand and Notarial Seal The results of the state of the Notary Public

HEREBY CERTIFY, that on 12 codes 4. 1997, before me, a Notary Public of the State and county aforesaid, personally appeared SYLVIA T. GREEN, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed who acknowledged that she executed the same for the purpose therein contained

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal

Julia M. Dhureschi Notary Public

My Commission Expires No. 1

Notarial Seal Julia M. Ohiwasche: Notary Public West Chester Boro. Chester County My Commission Expires Jan. 4, 1999

### AFFIDAVIT OF CONSIDERATION

We, the undersigned G DALLAS GREEN and SYLVIA T GREEN covenant, represent and warrant that the transfer of the property described in the foregoing Deed to The Green Family Limited Partnership is for estate planning purposes as contemplated and addressed by the Attorney General of Maryland in an opinion letter dated April 30, 1974 to Richard H. Outten. Chief Deputy Clerk, Circuit Court for Worcester County (59 Op. Atty.

Pintar W. Hoos

# 800KO710 PAGE'116

Gen. 681 [1974]). We further solemnly affirm under penalties of perjury and upon personal knowledge that the contents of the foregoing are true.

VITNESS:

Stee C. Jan.

G. Ballas Green, P. C.

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

Philip W. Hoon

DEMONSTRATE PROPERTY

APR 1 0 15.6

Completed (6)

ODUNTY COMMISSIONERS
NO. 2161

P HLIP W. HOON ATTURNEY AT LAW 1044 CROSS STREET CHR STREETOWN, MD 21820

BEGINNING for the same at a forked white oak tree and running South 75 degrees West 26 perches to a public road; then along the South side of said road, South 70 degrees West 78 perches to Hoore's land; thence South 23 3/4 degrees East 114.8 perches with Moore's land; thence South 73 1/2 degrees West 19.4 perchus with Moore's land; then South 20 degrees East 147 perches to the middle of Octoraro Creek; then by and with the middle of said Creek the following 16 courses and distances: (1) East 40 perches to a point; (2) North 70 degrees East 24 perches to a point; (3) North 62 1/2 dogroos East 18 perches tq a point; (4) North 18 degrees East 12 perchus to a point; (5) North 10 degrees East 14 perches to a point; (6) North 40 3/4 degrees 22 perches to a point; (7) North 18 degrees East 12 parchus to a point; (0) North 31 3/4 degroes East 14 perches to a point; (9) North 15 1/4 dogrees 16 perches to a point; (10) North 13 3/4 degreen West 14.8 perches to a Fording; (11) North 17 1/4 dagraus West 24 perches to a point; (12) North 10 3/4 degrees West 32 perches to a point; (13) North 5 1/4 degrees East 20 perchas to a point; (14) North 40 1/2 degrees East 40 perches to a point; (15) North 23 1/4 degrees East 20 perches to a point; and (16) North 12 degrees West 19.7 perches to Magraw's land; them North 78 1/4 degrees West 15 perches passing a Hickory tree on the bank of said creek; then North 14 1/2 degrees West 13 perches with the division fonce and Magraw's land; thence North 87 degrees West 27.4 perches with sald fence; then North 71 1/4 degrees West 30.7 perches, still with said femon agrees a run; then South 77 1/2 degroes West 34.1 perchas with Magraw's land to the place of beginning; containing 240.6 acros of land, more or less;

BOX 07 10 PER 17

SAVING AND EXCEPTING from the hereinbefore described land the following six parcels:

EXCEMPTION NO. 1: All that parcel of ground, situate, lying, and being in the eighth election district of Cecil County, Maryland and conveyed from John W. Taylor, Pannie P. Taylor, and Fannie S. Crothers to Joseph T. Bunting in a deed dated September 30, 1961 and recorded among the Land Records of Cecil County in Liber J.G.W. No. 14, folio 361, and being more particularly described as follows:

BEGINNIES at a stake or stone on line of lands of Samuel Grayson, thomso by lands of said John Taylor the following courses and distances, South 83 degrees 15 minutes East 500 fout to a stake or stone, thence South 6 degrees 45 minutes West 37 feet to a stake or stone, thence North 79 degrees 15

EXHIBIT A (page 1 of 8)

PHILIP W. HOON

CECIL COUNTY CIRCUIT COURT (Land Records) WLB 710, p. 0418, MSA\_CE55\_1308. Date available 03/03/2005. Printed 11/03/2017.

minutes East 240.5 feet to a stake or stone, thence North 70 degrace 50 minutes East 269.8 feet to a stake or stone, thence North 74 degrees 50 minutes East 119.4 feet to a stake or stone, thence North 61 degrees 55 minutes East 285 feet to a stake or stone, thence North 28 degrees 25 minutes East 124.5 feet to a stake or stone, thence North 14 degrees 20 minutes East 124.8 feet to a stake or stone, thence North 10 degrees 30 minutes East 153.00 feet to a stake or stone, thence North 37 dogroos 40 minutos East 131.0 feet to a stake or stone, thence North 46 degrees 10 minutes East 167.4 feet to a stake or, stone, thence North 30 degrees 40 minutes East 137.7 feet to a stake or stone, thence North 12 degrees East 126.00 feet to a stake or stone, thence North 32 degrees 30 minutes East 374.03 feet to a stake or stone, thence North 14 degrees 10 minutes East 163.6 feet to a stake or stone, thanco North 10 degrees East 62.2 feet to a stake or stone, thence North 11 degrees 20 minutes West 162.00 feet to a stake or stone, thence North 28 dogrees 45 minutes Wost 56 feet to a stake or stone, thence North 9 degrees 55 minutes West 197.4 feet to a stake or stone, thence North 21 degrees 5 minutes West 132.7 feet to a stake or stone, thence North 24 degrees 50 minutes West 113.00 feet to a stake or stone, thence North 14 degrees 45 minutes West 205.5 feet to a stake or stone, thence North 2 Jugrees 25 minutes West 219.8 fout to a stake or stone, thence North 15 minutes West 96.5 feet to a stake or stone, thence North 3 degrees 25 minutes West 109.5 feet to a stake or stone, thence North 13 degrees East 119.2 feet to a stake or stone, thence North 29 degrees 25 minutes East 194.6 feet to a stake or stone, thence North 41 degrees 35 minutes East 261.00 feet to a stake of stone, thence North 50 degrees 40 minutes East 218.2 feet to a stake or stone, thence North 40 degrees 15 minutes East 195.2 fact to a stake or stone, thence North 20 degrees East 67.7 foot to a stake or stone, thence North 2 degrees 30 minutes East 159.2 foot to a stake of stone, thouco North 3 degrees 30 minutes West 111 feet to a stake or stone, thence North 12 degrees 20 minutes West 394 feet to a stake or stone in line of

EXHIBIT A (page 2 of 8)

PHILIP W. HOON
ATTOMNED AT LAW
AS CAUSE BYACET
CIDES ARTOMS, MD 21620

lands of Joseph T. Richards, thence by same land South 68 degrees 30 minutes East 136 feet to a point in the Octoraro Creek and in corner of lands of Joseph McMullin, thence by the same lands and down said stream the following courses and distances South 12 degrees 20 minutes East 283.1 feet to a point, thence South 9 Jegmen 15 minutes East 125.00 feet to a point, thence South 26 degrees 30 minutes West 330.00 feet to a point, thenco South 43 degrees 15 minutes West 660.00 feet to a point, thence South 8 degrees West 330 feet to a point, thence continuing down the stream by lands of Samuel Hyndman, now Logan, South 8 degrous East 528 feet to a point, thence South 14 degrees 30 minute: East 396.00 feut to a point, thence South Il dograes East 244.2 feet to a point, thence South 18 degrees West 251 feet to a point, thence South 34 degrees 30 minutes West 211.00 feet to a point, thence South 20 degrees 45 minutes West 198.00 feet to a point, thence South 43 degrees 30 minutes West 161.00 feet to a point in lands of Theodore Ewing, thence by same lands South 12 degrees 45 minutes West 231.00 feet to a point, thence South 26 degrees 45 minutes West 198.00 foot to a point, thomas by land of John Watson and said Ewing; South 65 degrees 15 minutes West 297.00 feet to a point, thence South 72 dayroom 45 minuter Wost 195.00 feet to a point, thence continuing down the dreek by lands of Swinher Estate, North 87 degrade 15 aimston Wort 660.00 to a corner in Octoraro Creek in a line of lands of Samuel Grayson and said Swisher Estate, thence by lands of Samuel Grayson North 17 degrees 15 minutes West 176.4 fact to place of beginning, containing 16.43 acres;

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EXCEPTION NO. 2: All that parcel of ground, situte, lying and being in the Eighth Election District of Cecil County, Maryland, and conveyed from G. Louis Taylor and Mary C. Taylor to The Sunquebanna Transmission Company of Maryland in a

doed dated September 10, 1932, and recorded among the Land Records of Cecil County in Liber S.R.A. No. 17, folio 216, and being more particularly described as follows:

DEGINEING for the same at Station 1162+51.39 in the center line of an electrical transmission line right of way one 150 foot in width, as now located, said point being at the distance of 621.26 feet Southeasterly from a stone and post planted at the beginning of the South 20 degrees East 147

EXHIBIT A (page 3 of 8)

Pimar W. Hoos

PHILIP W. HOON ACTURNES AT LAW 1045 CROSS STREET PAIRS WAS MID 21820

perch line of the land described in the deed from W. P. Ewing, et al, Executors of Patrick Ewing, to Theodore Ewing dated January 14, 1871, and recorded among the Land Records of Cocil County in Liber D.S. No. 4, folio 266, thence binding reversely on said line, as now surveyed, and on the lands of George C. Miller, North 23 degrees 57 minutes West 241.84 feet to the Northeasterly side of said right of way, thence binding on the Northeasterly side of said right of way, and on other lands of G. Louis Taylor, and running parallel to and 75 feet distant at right angles from said center line, South 42 degrees 0 minutes 55 accords East 911.53 feet; thorce still binding on the Southeasterly side of said right of way, and on other lands of J. Louis Taylor, and running parallel to and 75 feet distance at right angles from said center line South 53 degrees 28 minutes East 1474.65 feet to intersect the North 74 degrees 50 minutes East 119.4 foot line or the land described in the doed from John W. Taylor and others to Joseph T. Bunting, dated September 13, 1903, and recorded among the Land Records of Cecil County in Liber J.G.W. No.14, folio 361, thence binding reversely on said line, as now surveyed, and on the lands of Manor Real Estate and Trust Company South 69 degrees 04 minutes West 56.86 feet to a utone planted at the beginning of said line, thence binding reversely on the North 70 degrees 15 minutes East 269.8 foot line of the land described in the deed from John W. Taylor and others to Joseph T. Bunting, above mentioned, as now surveyed, and on the lands of Manor Real Estate and Trust Company South 64 degrees 42 minutes West 30.70 feet to a point in the aforesaid center line, said point being at Station 1103+71.10, thence continuing said course, and binding reversuly on said line, as now surveyed, and on the lands of Hanor Roal Estate and Trust Company South 64 degrees 42 minutes West 85.07 feet to the Southwesterly side of said right of way, thence binding\_on the Southwesterly side of said right of way, and on the other lands of G. Louis Taylor, and running parallel to and 75 feet distant at right angles from said center line North 53 degrees 28 minutes West 1404.46 foot, thonco still binding on the Southwesterly side of said right of way and on other lands of G. Louis Taylor and running parallel to and 75 feet distance at right angles from said center line North 42 degrees 00 minutes 55 seconds West 467.05 feet to

> EXHIBIT A (page 4 of 8)

ECKOTIO BILL 20

Intersect the South 20 degrees East 147 perches line first above referred to, thence binding reversely on\_said line, as now surveyed, and on the lands of George C. Miller, North 23 degrees 57 minutes Nost 241.84 feet to the place of beginning; containing 7.325 acrou of land, more or less;

EXCEPTION (S. 3) All that land granted to the Maryland State Roads Commission by Frances F. Taylor by her deed dated April 24, 1926, and recorded among the Land Records of Cecil County is liber 8.9.1. No. 20, folio 351, said land being shown on a Title Pauls Commission Plat recorded with said deed;

EXCEPTION NO. 4: All that land situate, lying and being in the Eighth Election District of Cecil County, Haryland, together with appurtaneous thereto belonging, or in any wide appurtaining, lying between the lines designated "Right of May Line" as shown ant/or indicated on the State Roads Commission of Haryland's Plat No. 9098, and conveyed from G. Louis Taylor and Hary C. Taylor to the State Roads Commission in a deed recorded among the Last Resorts of Cecil County on August 11, 1952, in Liber R.K.C. No. 80, folio 353;

EXCEPTION NO. 51 All that land, situate, lying, and being in the Eighth Election District of Cecil County, Maryland, together with appurchances thereto belonging or in any wise apportunity, lying between the lines designated "Right of Way Line: as shown ant/or indicated on the State Roads Commission of Maryland's Plat No. 9097, and conveyed from G. Louis Taylor and Mary C. Taylor to the State Roads Commission in a deed recorded among the Land Records of Cecil County on August 11, 1952, In Liber R.R.C. No. 80, folio 359.

EXCEPTION 80. 6: All that land situate, lying, and being in the Eight Election District of Cecil County, Maryland, together with appurtenances thereto belonging, or in any wide appertaining, lying between the lines designated "Right of Way Line" as shown and/or indicated on the State Roads Commission of Haryland's Plat No. 9768, and conveyed from G. Louis Taylor and Mary C. Taylor to the State Roads Commission in a doed recorded among the Land Records of Cecil County on August 11, 1952 in Liber R.R.C. No. 80, folio 360;

THE total amount of land conveyed to the State of Haryland by Exceptions 3, 4, 5, and 6, being estimated as 0.6 of an acre, more or less;

EXHIBIT A (page 5 of 8)

Pintar W Hoos

CECIL COUNTY CIRCUIT COURT (Land Records) WLB 710, p. 0421, MSA\_CE55\_1308. Date available 03/03/2005. Printed 11/03/2017.

TOGETHER WITH the buildings and improvements thereupon eracted, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anywise appertaining; AND ESPECIALLY the right to cross and recross the land hereinbefore described as Exception No. 2, all as set forth in the deed therein mentioned; and the rights reserved in Exception No. 1 to the use of a strip of land of one hundred feet along the boundary line of land now or formerly of Daniel Moore for the use of watering cattle;

TO HAVE AND TO HOLD the said farm or tract of land and premises hereinbefore described and hereby conveyed unto the said G. Dallas Green and Sylvia T. Green, his wife, as Tenants by the Entirety, their assigns, their survivor, and the personal representatives and heirs and assigns of said

PHILIP W. HOON
ACCOUNTS AT LAN
14.5 CROSS STREET
CHAS SECTIONS, MD 21820

CECIL COUNTY CIRCUIT COURT (Land Records) WLB 710, p. 0422, MSA\_CE55\_1308. Date available 03/03/2005. Printed 11/03/2017.

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CECIL COUNTY CIRCUIT COURT (Land Records) WLB 710, p. 0423, MSA\_CE55\_1308. Date available 03/03/2005. Printed 11/03/2017.

survivor, forever in fee simple; SUBJECT NEVERTHELESS to a certain right of way and easement containing 20.85 acres granted to The Susquehanna Power Company by Frances F. Taylor by her deed of easement dated March 19, 1927, and recorded among the Land Records of Cecil County in Liber H.W.L. No. 20, folio 567, the land therein affected being more particularly described as follows:

BEGINNING at survey station 115+26.0 of the center line of right-of-way of the transmission line (315.00 feet wide) of The Susquehanna Power Company, which point of beginning is on the line of land of George C. Hiller and distant 865.00 feet on a course bearing South 23 degrees 2 minutes East from a stone a corner common to the lands of said George C. Miller and Frances F. Taylor, thence from said point of beginning North 23 degrees 2 minutes West by line of land of George C. Hiller, a distance of 167.6 feet to a point, thence North 46 degrees 58 minutes East parallel with and 157.5 feet distant from the center line of the transmission line and crossing Green's Branch of the Octoraro Creek, a distance of 3466.3 feet to a point on the line of land of Octoraro Water Company and being on the West side of Octoraco Creek, thence by said line of land of Octoraro Water Company the following courses and distances, viz: FIRST, mouth 2 degrees 57 minutes East a distance of 2.6 feet to a corner, SECOND, South 14 degrees 33 minutes West a distance of 67.7 feet to a corner. THIRD, South 34 degrees 49 minutes West a distance of 195.2 feet to a corner, FOURTH, South 45 degrees 13 minuter West a distance of 218.2 feet to a corner, FIFTH, South 36 degrees 8 minutes West and crossing Green's Branch of Octoraro Creek, a distnace of 261.0 feet to a corner, SIXTH, South 21 degrees 58 minutes West and crossing the center line of the transmission line of The Susquehanna Power Company at survey station '12+72.6, a distance of 194.6 feet to'a corner, SEVENTH, South 7 degrees 51 minutes West a distance of 119.2 foot to a corner, EIGHTH, South 8 degrees 52 minutes East a distance of 34.6 feet to a point, thenco South 46 degrees 58 minutes West parallel with and 157.5 feet distant from the center line of the transmission line, a distance of 256516 feet to a point in the line of land of George C. Miller, thouce North 21 degrees 02 minutes West by said line of land of George C. Miller, a distance of 167.6 feet to the point of beginning,

Panar W. Hoos 

EXHIBIT A (page 7 of 8)

CONTAINING 20.85 acros, more or less. The Grantee of said easement further having access to said easement over other land of the grantor, said grantee also having certain tree trimming rights on the lands immediately joining said easement;

THE herein conveyed farm being further SUBJECT to certain access rights and true trin-ling privileges as set forth in the droi to Exception No. 2 hereinbefore set forth; and further SUBJECT to certain road-gide slope easements as shown on the State Roads Commission plats mentioned in Exceptions, Nos. J. 4, 5, and 6;

AND the herein conveyed farm being ESPECIALLY SUBJECT to a Deed of Conservation Easement dated December 24, 1986, and recorded among the Land Records of Cecil County in Liber N.D.S. No. 185, folio 379;

PHILIP W. HOON
ATTORNEY AT LAW
104 S CROSS STREET
CHES KITTOWN, MD 21620

CECIL COUNTY CIRCUIT COURT (Land Records) WLB 710, p. 0424, MSA\_CE55\_1308. Date available 03/03/2005. Printed 11/03/2017.

EXHIBIT A (page 8 of 8)

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	Terminal Verification	Agricultural Verif		rite Below This Line Part	Tran. Process Verification
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THIS DEED, made this 30th day of November, 1988, by and between M. FRANCES TAYLOR, GRANTOR, and G. DALLAS GREEN and SYLVIA T. GREEN, his wife, GRANTEES;

WITNESSETH, that for and in consideration of the sum of SIX HUNDRED THOUSAND DOLLARS (\$600,000.00), the receipt whereof is hereby acknowledged, the said M. Frances Taylor does hereby grant and convey unto the said G. Dallas Green and Sylvia T. Green, his wife, as Tenants by the Entirety, their assigns, their survivor, and the personal representatives and heirs and assigns of said survivor, forever in fee simple, all that farm or tract of land situate in the Eighth Election District of Cecil County, State of Maryland, which is more particularly described as follows in accordance with a survey by James McCauley on January 4, 1869:

BEGINNING for the same at a forked white oak tree and running South 75 degrees West 26 perches to a public road; then along the South side of said road, South 70 degrees West 78 perches to Moore's land; thence South 23 3/4 degrees East 114.8 perches with Moore's land; thence South 73 1/2 degrees West 19.4 perches with Moore's land; then South 20 degrees East 147 perches to the middle of Octoraro Creek; then by and with the middle of said Creek the following 16 courses and distances: (1) East 40 perches to a point; (2) North 70 degrees East 24 perches to a point; (3) North 62 1/2 degrees East 18 perches to a point; (4) North 18 degrees East 12 perches to a point; (5) North 10 degrees East 14 perches to a point; (6) North 40 3/4 degrees 22 perches to a point; (7) North 18 degrees East 12 perches to a point; (8) North 31 3/4 degrees East 14 perches to a point; (9) North 15 1/4 degrees 16 perches to a point; (10) North 13 3/4 degrees West 14.8 perches to a Fording; (11) North 17 1/4 degrees West 24 perches to a point; (12) North 10 3/4

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degrees West 32 perches to a point; (13) North 5 1/4 degrees East 20 perches to a point; (14) North 40 1/2 degrees East 40 perches to a point; (15) North 23 1/4 degrees East 20 perches to a point; and (16) North 12 degrees West 19.7 perches to Magraw's land; then North 78 3/4 degrees West 15 perches passing a Hickory tree on the bank of said creek; then North 14 1/2 degrees West 18 perches with the division fence and Magraw's land; thence North 87 degrees West 27.4 perches with said fence; then North 71 1/4 degrees West 30.7 perches, still with said fence across a run; then South 77 1/2 degrees West 34.1 perches with Magraw's land to the place of beginning; containing 249.6 acres of land, more or less;

SAVING AND EXCEPTING from the hereinbefore described land the following six parcels:

EXCEPTION NO. 1: All that parcel of ground, situate, lying, and being in the eighth election district of Cecil County, Maryland and conveyed from John W. Taylor, Fannie F. Taylor, and Fannie S. Crothers to Joseph T. Bunting in a deed dated September 30, 1903 and recorded among the Land Records of Cecil County in Liber J.G.W. No. 14, folio 361, and being more particularly described as follows:

BEGINNING at a stake or stone on line of lands of Samuel Grayson, thence by lands of said John Taylor the following courses and distances, South 83 degrees 15 minutes East 500 feet to a stake or stone, thence South 6 degrees 45 minutes West 30 feet to a stake or stone, thence North 79 degrees 15 minutes East 240.5 feet to a stake or stone, thence North 70 degrees 50 minutes East 269.8 feet to a stake or stone, thence North 74 degrees 50 minutes East 119.4 feet to a stake or stone, thence North 61 degrees 55 minutes East 285 feet to a stake or stone, thence North 61 degrees 55 minutes East 285 feet to a stake or stone, thence North 28 degrees 25 minutes East 124.5

STERMARD AND SHERRARD ATTORNEYS AT LAW 135 EAST MA'N STREET FLATON, MARYLAND 21921 feet to a stake or stone, thence North 14 degrees 20 minutes

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lands of Joseph T. Richards, thence by same land South 68 degrees 30 minutes East 136 feet to a point in the Octoraro Creek and in corner of lands of Joseph McMullin, thence by the same lands and down said stream the following courses and distances South 12 degrees 20 minutes East 283.1 feet to a point, thence South 9 degrees 15 minutes East 325.00 feet to a point, thence South 26 degrees 30 minutes West 330.00 feet to a point, thence South 43 degrees 15 minutes West 660.00 feet to a point, thence South 8 degrees West 330 feet to a point, thence continuing down the stream by lands of Samuel Hyndman, now Logan, South 8 degrees East 528 feet to a point, thence South 14 degrees 30 minutes East 396.00 feet to a point, thence South ll degrees East 244.2 feet to a point, thence South 18 degrees West 264 feet to a point, thence South 34 degrees 30 minutes West 231.00 feet to a point, thence South 20 degrees 45 minutes West 198.00 feet to a point, thence South 43 degrees 30 minutes West 363.00 feet to a point in lands of Theodore Ewing, thence by same lands South 12 degrees 45 minutes West 231.00 feet to a point, thence South 20 degrees 45 minutes West 198.00 feet to a point, thence by land of John Watson and said Ewing, South 65 degrees 15 minutes West 297.00 feet to a point, thence South 72 degrees 45 minutes West 396.00 feet to a point, thence continuing down the Creek by lands of Swisher Estate, North 87 degrees 15 minutes West 660.00 to a corner in Octoraro Creek in a line of lands of Samuel Grayson and said Swisher Estate, thence by lands of Samuel Grayson North 17 degrees 15 minutes West 176.4 feet to place of beginning, containing 16.43 acres;

EXCEPTION NO. 2: All that parcel of ground, situte, lying and being in the Eighth Election District of Cecil County, Maryland, and conveyed from G. Louis Taylor and Mary C. Taylor to The Susquehanna Transmission Company of Maryland in a

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deed dated September 30, 1932, and recorded among the Land Records of Cecil County in Liber S.R.A. No. 17, folio 216, and being more particularly described as follows:

BEGINNING for the same at Station 1162+51.39 in the center line of an electrical transmission line right of way one 150 feet in width, as now located, said point being at the distance of 621.26 feet Southeasterly from a stone and post planted at the beginning of the South 20 degrees East 147perch line of the land described in the deed from W. P. Ewing, et al, Executors of Patrick Ewing, to Theodore Ewing dated January 14, 1871, and recorded among the Land Records of Cecil County in Liber D.S. No. 4, folio 266, thence binding reversely on said line, as now surveyed, and on the lands of George C. Miller, North 23 degrees 57 minutes West 241.84 feet to the Northeasterly side of said right of way, thence binding on the Northeasterly side of said right of way, and on other lands of G. Louis Taylor, and running parallel to and 75 feet distant at right angles from said center line, South 42 degrees 0 minutes 55 seconds East 911.53 feet; thence still binding on the Southeasterly side of said right of way, and on other lands of G. Louis Taylor, and running parallel to and 75 feet distance at right angles from said center line South 53 degrees 28 minutes East 1474.65 feet to intersect the North 74 degrees 50 minutes East 119.4 foot line of the land described in the deed from John W. Taylor and others to Joseph T. Bunting, dated September 13, 1903, and recorded among the Land Records of Cecil County in Liber J.G.W. No.14, folio 361, thence binding reversely on said line, as now surveyed, and on the lands of Manor Real Estate and Trust Company South 69 degrees 04 minutes West 56.86 feet to a stone planted at the beginning of said line, thence binding reversely on the North 70 degrees 15

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EXCEPTION NO. 3: All that land granted to the Maryland State Roads Commission by Frances F. Taylor by her deed dated April 24, 1926, and recorded among the Land Records of Cecil County in Liber H.W.L. No. 20, folio 351, said land being shown on a State Roads Commission Plat recorded with said deed;

EXCEPTION NO. 4: All that land situate, lying and being in the Eighth Election District of Cecil County, Maryland, together with appurtenances thereto belonging, or in any wide appertaining, lying between the lines designated "Right of Way

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SECIL COUNTY CIRCUIT COURT

Line" as shown and/or indicated on the State Roads Commission of Maryland's Plat No. 9098, and conveyed from G. Louis Taylor and Mary C. Taylor to the State Roads Commission in a deed recorded among the Land Records of Cecil County on August 11, 1952, in Liber R.R.C. No. 80, folio 358;

EXCEPTION NO. 5: All that land, situate, lying, and being in the Eighth Election District of Cecil County, Maryland, together with appurtenances thereto belonging or in any wise appertaining, lying between the lines designated "Right of Way Line: as shown and/or indicated on the State Roads Commission of Maryland's Plat No. 9097, and conveyed from G. Louis Taylor and Mary C. Taylor to the State Roads Commission in a deed recorded among the Land Records of Cecil County on August 11, 1952, in Liber R.R.C. No. 80, folio 359.

EXCEPTION NO. 6: All that land situate, lying, and being in the Eight Election District of Cecil County, Maryland, together with appurtenances thereto belonging, or in any wide appertaining, lying between the lines designated "Right of Way Line" as shown and/or indicated on the State Roads Commission of Maryland's Plat No. 9768, and conveyed from G. Louis Taylor and Mary C. Taylor to the State Roads Commission in a deed recorded among the Land Records of Cecil County on August 11, 1952 in Liber R.R.C. No. 80, folio 360;

THE total amount of land conveyed to the State of Maryland by Exceptions 3, 4, 5, and 6, being estimated as 0.6 of an acre, more or less;

THE land hereby conveyed, exclusive of exceptions, containing 225.245 acres, more or less; AND BEING the residue of the land which was conveyed to John W. Taylor by William S. Evans, Trustee, by his deed dated March 4, 1903, and recorded among the Land Records of Cecil County in Liber J.G.W. No. 14,

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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 anywise appertaining; AND ESPECIALLY the right to cross and recross the land hereinbefore described as Exception No. 2, all as set forth in the deed therein mentioned; and the rights reserved in Exception No. 1 to the use of a strip of land of one hundred feet along the boundary line of land now or formerly of Daniel Moore for the use of watering cattle;

TO HAVE AND TO HOLD the said farm or tract of land and premises hereinbefore described and hereby conveyed unto the said G. Dallas Green and Sylvia T. Green, his wife, as Tenants by the Entirety, their assigns, their survivor, and the personal representatives and heirs and assigns of said

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survivor, forever in fee simple; SUBJECT NEVERTHELESS to a certain right of way and easement containing 20.85 acres granted to The Susquehanna Power Company by Frances F. Taylor by her deed of easement dated March 19, 1927, and recorded among the Land Records of Cecil County in Liber H.W.L. No. 20, folio 567, the land therein affected being more particularly described as follows:

BEGINNING at survey station 115+26.0 of the center line of right-of-way of the transmission line (315.00 feet wide) of The Susquehanna Power Company, which point of beginning is on the line of land of George C. Miller and distant 865.00 feet on a course bearing South 23 degrees 2 minutes East from a stone a corner common to the lands of said George C. Miller and Frances F. Taylor, thence from said point of beginning North 23 degrees 2 minutes West by line of land of George C. Miller, a distance of 167.6 feet to a point, thence North 46 degrees 58 minutes East parallel with and 157.5 feet distant from the center line of the transmission line and crossing Green's Branch of the Octoraro Creek, a distance of 3466.3 feet to a point on the line of land of Octoraro Water Company and being on the West side of Octoraro Creek, thence by said line of land of Octoraro Water Company the following courses and distances, viz: FIRST, south 2 degrees 57 minutes East a distance of 2.6 feet to a corner, SECOND, South 14 degrees 33 minutes West a distance of 67.7 feet to a corner, THIRD, South 34 degrees 48 minutes West a distance of 195.2 feet to a corner, FOURTH, South 45 degrees 13 minutes West a distance of 218.2 feet to a corner, FIFTH, South 36 degrees 8 minutes West and crossing Green's Branch of Octoraro Creek, a distnace of 261.0 feet to a corner, SIXTH, South 23 degrees 58 minutes West and crossing the center line of the transmission line of The Susquehanna Power Company at

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survey station 142+72.6, a distance of 194.6 feet to a corner, SEVENTH, South 7 degrees 53 minutes West a distance of 119.2 feet to a corner, EIGHTH, South 8 degrees 52 minutes East a distance of 34.6 feet to a point, thence South 46 degrees 58 minutes West parallel with and 157.5 feet distant from the center line of the transmission line, a distance of 2565.6 feet to a point in the line of land of George C. Miller, thence North 23 degrees 02 minutes West by said line of land of George C. Miller, a distance of 167.6 feet to the point of beginning, CONTAINING 20.85 acres, more or less. The Grantee of said easement further having access to said easement over other land of the grantor, said grantee also having certain tree trimming rights on the lands immediately joining said easement;

THE herein conveyed farm being further SUBJECT to certain access rights and tree trimming privileges as set forth in the deed to Exception No. 2 hereinbefore set forth; and further SUBJECT to certain road-side slope easements as shown on the State Roads Commission plats mentioned in Exceptions, Nos. 3, 4, 5, and 6;

AND the herein conveyed farm being ESPECIALLY SUBJECT to a Deed of Conservation Easement dated December 24, 1986, and recorded among the Land Records of Cecil County in Liber N.D.S. No. 185, folio 399;

AND the Grantor hereby covenants that she will warrant specially the property hereby conveyed and that she will execute such further assurances thereof as may be requisite;

AND the Grantees join in the execution of this deed for the purpose of making oath in due form of law that the hereinbefore described land is residentially improved and that said property will be owner occupied.

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WITNESS the hand and seal of the Grantor the day and year first herein written.

WITNESS:

(SEAL)

(SEAL)

STATE OF MARYLAND

TO WIT:

COUNTY OF CECIL

I HEREBY CERTIFY that on this 30 day of NUMBER 1988, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared M. FRANCES TAYLOR, the aforementioned Grantor, and G. DALLAS GREEN and SYLVIA T. GREEN, his wife, the aforementioned Grantees, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, who signed the same in my presence and acknowledged that they executed the same for the nurposes therein contained. purposes therein contained.

WITNESS my hand and Notarial Seal.

U B MX Commission Expires: July 1, 1990

RECLIVED FOR TRANSFER State Department of Assessments & Taxat: for Cecil County

Agricultural Transfer Tax in the Amount of \$ Dec 9 118en

Signature \_\_\_\_

12-1-08

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