

LR - Deed (No-Taxes) 20.00  
 Recording Fee 20.00  
 Name: Wilson  
 Ref: NO CONSIDERATION  
 LR - Deed (No-Taxes) 40.00  
 Surcharge 40.00  
 SubTotal: 60.00  
 Total 60.00  
 11/26/2018 02:58  
 #113109 00301  
 Baltimore  
 County CC03.01.04  
 Registrar 04

Tax Parcels: 0711035191  
 0711035192  
 0711035194  
 0711035190  
 1700003431

## DEED

THIS DEED made this <sup>26</sup> day of September, 2018 by and between MABEL E. WILSON, of the first part, widow, of Baltimore County, State of Maryland, Grantor, and MABEL E. WILSON, of Baltimore County, State of Maryland, of the second part, Grantee him,

WITNESSETH, that for no consideration, the actual consideration paid being ZERO DOLLARS, the said Mabel E. Wilson does grant and convey an undivided fifty percent (50%) interest unto the said Mabel E. Wilson, her personal representatives, heirs and assigns, as a tenant in common, in fee simple in all those lots and parcels of ground situate, lying and being in the Seventh Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the First at a bounded chestnut tree, the same being a boundary of said Sampson and Daniel Collier, standing on the east side of main road running thence as follows: North 56 degrees East 46 perches to a stone, North 45 degrees West 38 perches to a stone, South 54 degrees West 29.4 perches to a stone, South 53 degrees West 135 perches to a stone, North 22 degrees West 52.9 perches to a stone, South 74 1/4 degrees West 24.3 perches to a stone, North 15 degrees West 31.4 perches to a stone, South 63 1/2 degrees West 28.3 perches to a stone, South 18 1/2 degrees East 40.5 perches to a spanish oak, South 19 1/2 degrees East 32.5 perches to a stone, South 3 1/2 degrees East 34.3 perches to a stone, South 11 1/4 degrees East 25.6 perches to a stone, North 44 3/4 degrees East 36 perches to a chestnut tree, North 76 1/4 degrees 41 perches to a stone, north 48 3/4 degrees East 37 perches to a chestnut tree, South 41 1/4 degrees East 27.2 perches to a stone, North 27 1/4 degrees East 37 perches to a stone, North 51 3/4 degrees East 38.9 perches to a stone, South 60 degrees East 9 1/4 perches to a stone, North 42 1/2 degrees East 13.3 perches to a white oak, North 38 1/2 degrees West 11 perches to the place of beginning. Containing 83 acres and 58 perches of land, more or less.

BEGINNING for the Second at a stone set up near a spanish oak on the given line of the whole tract, running thence South 49 1/4 degrees West 64.4 perches to a stone, then South 28 1/2 degrees West 38 perches to a stone, South 24 degrees West 83 perches to a stone, South 23 degrees East 25 perches to a stone, North 52 degrees East 135 perches to a stone, North 54 3/4 degrees East 70 3/4 perches to a stone, North 55 degrees West 89 perches to the place of beginning. Containing 75 acres and 23 perches of land, more or less.

SAVING and EXCEPTING therefrom that parcel of land, containing 5 acres, more or less, which by deed dated May 18th, 1916, and recorded among the Land Records of Baltimore County in Liber W.P. C. No. 465 folio 453 was granted and conveyed by Joseph C. Hershner and Edith Hershner, his wife, to Edward Thompson.

AGRICULTURAL TRANSFER TAX  
 NOT APPLICABLE-LETTER OF INTENT

REVIEWED SDAT

C. Miller 11/13/18  
 BY DATE

SIGNATURE BK DATE 11/13/18

ced #0711035194 to become residential.  
 is

BEGINNING for the Third at the end of the first line of the fourth parcel of land which by Deed dated February 7, 1911 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 372, folio 571, was conveyed by Agnes J. Gemmill to Edward S. Thompson, running thence and binding on the second and part of the third lines of the said land the two following courses and distances, Viz: South 42 degrees 37 minutes East 598 feet and North 58 degrees 45 minutes East 202 feet 6 inches; running thence for a line of division North 33 degrees 45 minutes West 593 feet 3 inches to intersect the first line of the above mentioned land, running and binding on said line South 67 degrees 28 minutes West 295 feet 2 inches to the place of beginning. Containing 3.4 acres of land, more or less.

SAVING AND EXCEPTING out of the above mentioned parcels all those lots and tracts mentioned and described in the following:

1. Deed dated May 5th, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2924 folio 463, from Ruth A. Anderson et.al. to Calvin Hershner for a parcel of land containing 1.60 acres, more or less. Less a Deed dated September 9, 1975, and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5564 folio 394, from Mary Hershner Kiser, Ruth Ann Fogle and Calvin Thomas Kiser unto George A. Rosier and Phyllis A. Rosier his wife, containing 0.21 acre, more or less, leaving a net acreage of 1.39 acres saved and excepted herein.

2. Inquisition in the case entitled "State Roads Commission Of Maryland versus Calvin M. Hershner dated December 19, 1958, and recorded among the land Records of Baltimore County in Liber W.J.R. No. 3466 folio 589, (see Condemnation Case No. 655, Docket 4 Folio 74A, for parcel of land containing 29.920 acres).

3. Deed, dated October 18, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4069 folio 315, from Calvin M. Hershner to Frank L. Wilson Jr. and wife, for a parcel of land containing 21530 square feet, more or less.

4. Deed dated June 23, 1965, and recorded among the Land Records Of Baltimore County in Liber R.R.G. No. 4476 folio 484, from Calvin M. Hershner to George Transfer and Rigging Company Incorporated, for a parcel of land containing 26.265 acres of land, more or less.

5. Deed dated October 19, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4062 folio 11 from Calvin M. Hershner to Catherine Marie Cox and Dorothy Jeanette Bell, containing 20000 square feet.

6. Deed dated May 8, 1973, and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5360 folio 885 from Mary Edith Kiser and Sparks State Bank for mortgage release for a right of way to the State of Maryland for use of the State Highway Administration, containing 2.206 acres of land, more or less.

7. Deed dated July 20, 1985 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 7000 folio 236 from F. Lindsay Wilson and Mabel E. Wilson, his wife, and

Steven L. Wilson to Morris Russell Hunt and Dorothy M. Hunt, his wife, containing 15.609 acres, more or less.

BEGINNING for the Fourth at a point in the center of Lenz Road, the said point being at the end of the second or North 58 degrees 45 minutes East 202.6 foot line of Parcel No.3 of the Deed of Edith Hershner et. al., to G. William Parker, dated June 26, 1940, and recorded in the Land Records of Baltimore County in Liber C.W. B. Jr. No. 1108 folio 470, and running thence along the third line of said description and bearing thereon along the farm lane of Lindsay Wilson, North 33 degrees 45 minutes West 200 feet to an iron pin; thence by line of division through the land of Calvin M. Hershner South 58 degrees 45 minutes West 100 feet to an iron pin; thence by a second line of division, South 33 degrees 45 minutes East 200 feet to a point in Lenz Road, being in the second line of the above mentioned description, thence along the said line and bearing thereon, in the Lenz Road North 58 degrees 45 minutes East 100 feet to the place of beginning. Containing an area of 20000 square feet, more or less.

BEGINNING for the Fifth at a point in the centerline of Sampson Road at the intersection thereof with the North 59 degrees West 17 perches line of the lands of George A. Rosier as described in a deed dated May 29, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3355 folio 381 ;thence leaving the road and running with and binding on the outlines of the Rosier lands and lands of Hershner, as then surveyed, (1) North 53 degrees 00 minutes 00 seconds West 172.24 feet and (2) South 31 degree 30 minutes 00 seconds West 223.07 feet to intersect the center line of Sampson Road, thence running for new lines of division through and across the lands of grantor Rosier's and binding on the center line of the road (3) North 55 degrees 53 minutes 33 seconds East 19.74 feet, (4) North 60 degrees 46 minutes 41 seconds East 133.40 feet and (5) North 85 degrees 07 minutes 32 seconds East 121.78 feet to the beginning thereof. Containing 0.35 acre, more or less, as surveyed by David Brooks, Surveyor, on May 30th, 1974.

For Title of the Parcels numbers one, two and three described herein, see deed from G. William Parker to Calvin M. Hershner and Rhoda E. Hershner, his wife dated June 26, 1940 and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr.No. 1108 folio 472. The said Rhoda E. Hershner died on or about January 6, 1956.

For Title to number four herein being the same parcel of land which by Deed dated May 2, 1964 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4294 folio 136, was granted and conveyed by Catherine Marie Cox and Dorothy Jeanette Bell to Calvin M. Hershner.

For Title to number five being a part of all that lot or parcel of land which George A. Rosier and Phyllis R. Rosier, his wife granted and conveyed unto Mary Hershner Kiser, Ruth Ann Fogle and Calvin Thomas Kiser, on September 6th, 1975, and recorded among the Land Records of Baltimore County in Liber E.H.K. No. 5564 folio 392.

BEING all and the same lots or tracts of land which Calvin M. Hershner, deceased on 11/24/67, by his last will and testament duly probated in the Orphan's Court For Baltimore

County and now of record in the Register of Wills Office for Baltimore County in Liber J.L.D. No. 100 folio 540 wherein he devised all his real estate unto his daughter Mary Edith Kiser (referred to in some deeds as Mary Hershner Kiser) for life, and at her death unto her children, the said Ruth Ann Kiser (now Fogle) and Calvin Thomas Kiser, share and share alike, said above three parties being the grantors therein. Said conveyance lists all real property inherited by said last will and testament plus a parcel conveyed to the grantors therein recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5564 folio 392 and being parcel five herein, and less a right of way deed granted by the grantors therein unto the State of Maryland for use of the State Highway Administration which said deed is listed as number 6 in the saving and excepting section together with other deeds conveyed by the said Calvin M. Hershner during his lifetime. Finally grantors therein also reserved in number one of the saving and excepting section, a 1.60 acre tract which is listed among the Land Records of Baltimore County in Liber G.L.B. No. 2924 folio 463 less a 0.21 acre tract conveyed by grantors therein unto George A. Rosier and wife, recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5564 folio 392, leaving a net acreage saved and excepted in number one of 1.39 acres. The net acreage conveyed herein according to the deed amounts to 96.771 acres but the assessment records for said tracts conveyed totals 101.615 acres.

BEING also that same parcel of property one half of which by deed dated February 1, 1980, and recorded in the Land Records of Baltimore County in Liber 6139 folio 78 was granted and conveyed by Mary Edith Kiser, Ruth Ann Fogle and Calvin Thomas Kiser to F. Lindsay Wilson and Mabel E. Wilson, his wife, as tenants by the entirety, said half being vested entirely in Mabel E. Wilson by virtue of the death of F. Lindsay Wilson on April 4, 1998, the other one half being conveyed to Steven L. Wilson, with whom a joint tenancy was created, it being the intent of Mabel E. Wilson, by this deed, to terminate the joint tenancy with Steven L. Wilson and to create a tenancy in common between the said Mabel E Wilson and Steven Wilson

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 otherwise appertaining.

TO HAVE AND TO HOLD the undivided fifty percent (50%) interest in all of the said lots of ground and premises above described and mentioned, 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 Mabel E. Wilson, her personal representatives, heirs and assigns as a tenant in common, in fee simple.

AND the grantor covenants to warrant specially the properties or tracts hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

WITNESS the hand and seal of the said Grantor:

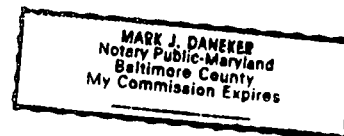
Mabel E. Wilson  
MABEL E. WILSON

STATE OF MARYLAND:  
COUNTY OF BALTIMORE:

I HEREBY CERTIFY that on this 26<sup>th</sup> of September, 2018, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared Mabel E. Wilson, known to me, or satisfactorily proven to me, to be the person whose name is subscribed to the within instrument and acknowledged under penalty of perjury, that she executed the same for the purposes therein contained, that there is no consideration for this deed, and in my presence signed and sealed the same.

Mark J. Daneker  
NOTARY PUBLIC: Mark J. Daneker

My Commission Expires: May 28, 2020



I hereby certify that the foregoing deed was prepared by the undersigned, an attorney duly admitted and in good standing before the Court of Appeals of Maryland.

Mark J. Daneker  
Mark J Daneker

RETURN TO:

Mark J. Daneker, Esquire  
Daneker, McIntire, Schumm, Prince,  
Manning & Widmann, P.C.  
One N. Charles Street, Suite 2450  
Baltimore, Maryland 21201

jcldocs\Mabel Wilson \Deed. 20180924



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

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.)			
		<input checked="" type="checkbox"/> Deed Deed of Trust	<input type="checkbox"/> Mortgage Lease	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input checked="" type="checkbox"/> Not an Arms-Length Sale [9]
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation	From grantor to herself to terminate joint tenancy		
		State Transfer			
		County Transfer			

Space Reserved for Circuit Court Clerk Recording Validation

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
		Purchase Price/Consideration	\$ 0.00	Transfer Tax Consideration	\$
		Any New Mortgage	\$	X (        ) % =	\$
		Balance of Existing Mortgage	\$	Less Exemption Amount -	\$
		Other:	\$	Total Transfer Tax =	\$
		Other:	\$	Recordation Tax Consideration	\$
		Full Cash Value:	\$	X (        ) per \$500 =	\$
				TOTAL DUE	\$

5	Amount of Fees	Doc. 1	Doc. 2	Agent:  Tax Bill:  C.B. Credit:  Ag. Tax/Other:
		Recording Charge	\$	
		Surcharge	\$	
		State Recordation Tax	\$	
		State Transfer Tax	\$	
		County Transfer Tax	\$	
		Other	\$	
		Other	\$	

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		See attached						<input type="checkbox"/> (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)						
		Other Property Identifiers (if applicable)						Water Meter Account No.
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: _____						
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: _____						
		If Partial Conveyance, List Improvements Conveyed: _____						
		Doc. 1 – Grantor(s) Name(s)						
		Doc. 2 – Grantor(s) Name(s)						

7	Transferred From	Doc. 1 – Grantor(s) Name(s)		Doc. 2 – Grantor(s) Name(s)	
		Mabel E. Wilson			
		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)	
		Mabel E. Wilson			
		New Owner's (Grantee) Mailing Address			

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

10	Contact/Mail Information	Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person
		Name: Mark J. Daneker		<input type="checkbox"/> Hold for Pickup  <input type="checkbox"/> Return Address Provided
		Firm Daneker McIntire		
		Address: 1 N. Charles St., Suite 2450 Baltimore, MD 21201 Phone: (410) 649.4753		

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	
		Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?
		Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____
		Yes <input checked="" 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	
Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:	
Year	20	20	Geo.	Map	Sub	Block	
Land			Zoning	Grid	TAX NOT REQUIRED		
Buildings			Use	Parcel	Director of Budget and Finance		
Total			Town Cd.	Ex. SBALTIMORE	COUNTY, MARYLAND		
REMARKS:							
Per _____ COUNTY TRANSFER TAX							
Per _____ ART 11 TITLE 3							
SUBTITLE 2, 11-3-202							
Per _____ RECORDATION TAX							
Per _____ T.P. ART 12-108							
Date 11-26-18							

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 40904, p. 0239, MSA CE62\_40761. Date available 11/28/2018. Printed 03/02/2022.

- 1.) 39.853 Kiser Farm-land
- 2.) 2.941 Kiser Farm – land – maybe cell tower sits on this piece – not sure
- 3.) .35 Sampson Road – who knows – sliver of land
- 4.) .459 Lentz Road – think this is the land the trailer sits on across the road from Mom
- 5.) 37.55 Kiser Farm – land with the old farm house built in 1902

## Real Property Data Search

72

## Search Result for BALTIMORE COUNTY

Q New Search

Previous

1	2	3	4
Name	Account	Street	Own Occ Map Parcel

Account Identifier: District - 07 Account Number - 0711035191

## Owner Information

Owner Name:	WILSON F LINDSAY WILSON MABEL E WILSON STEVEN L	Use:	AGRICULTURAL
		Principal Residence:	NO
Mailing Address:	21128 LENTZ RD PARKTON MD 21120-9128	Deed Reference:	/06139/ 00078

## Location &amp; Structure Information

Premises Address:	OLD YORK RD PARKTON 21120-	Legal Description:	39.857 AC N & SS OLD YORK RD NE COR LENTZ RD
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Account Identifier: District - 07 Account Number - 0711035192

## Owner Information

Owner Name:	WILSON F LINDSAY WILSON MABEL E WILSON STEVEN L	Use:	AGRICULTURAL
		Principal Residence:	NO
Mailing Address:	21128 LENTZ RD PARKTON MD 21120-9128	Deed Reference:	/06139/ 00078

## Location &amp; Structure Information

Premises Address:	OLD YORK RD PARKTON 21120-	Legal Description:	2.941 AC ES OLD YORK RD NE COR LENTZ RD
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Account Identifier: District - 07 Account Number - 1700003431

## Owner Information

Owner Name:	WILSON F LINDSAY WILSON MABEL E WILSON STEVEN L	Use:	AGRICULTURAL
		Principal Residence:	NO
Mailing Address:	21138 LENTZ RD PARKTON MD 21120-9128	Deed Reference:	/06139/ 00078

## Location &amp; Structure Information

Premises Address:	SAMPSON RD 0-0000	Legal Description:	.35 AC NS SAMPSON RD 300 FT SW OLD YORK RD
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Account Identifier: District - 07 Account Number - 0711035194

## Owner Information

Owner Name:	WILSON F LINDSAY WILSON MABEL E	Use:	RESIDENTIAL
	WILSON STEVEN L	Principal Residence:	NO
Mailing Address:	21128 LENTZ RD	Deed Reference:	/06139/ 00078
	PARKTON MD 21120-9128		

## Location &amp; Structure Information

Premises Address:	LENTZ RD	Legal Description:	0.459AC
	PARKTON 21120-		NWS LENTZ RD
			150 FT NW OLD YORK RD

Account Identifier: District - 07 Account Number - 0711035190

## Owner Information

Owner Name:	WILSON F LINDSAY WILSON MABEL E	Use:	AGRICULTURAL
	WILSON STEVEN L	Principal Residence:	YES
Mailing Address:	21128 LENTZ RD	Deed Reference:	/06139/ 00078
	PARKTON MD 21120-9128		

## Location &amp; Structure Information

Premises Address:	21138 LENTZ RD	Legal Description:	37.555 AC
	PARKTON 21120-9128		E&WS OLD YORK RD
			NE COR LENTZ RD