



St. Mary's County Department of Land Use and Growth Management

23150 Leonard Hall Drive, Leonardtown, MD 20650
Phone (301) 475-4200, ext. *1500 Fax (301) 475-4672

DEVELOPMENT REVIEW APPLICATION



Instructions to Applicant:

Please complete the information below prior to your submission. This application will be required in order to accept and process your submission. All plans must be folded or of a size which will fit into a standard legal folder. **ALL INFORMATION MUST BE COMPLETE OR SUBMISSION WILL BE RETURNED TO APPLICANT.**

CONTROL NUMBER: _____ (To be completed by LUGM personnel)

PROJECT NAME: 23595 Pike Ln., & 23556 Three Notch Rd.

DATE: April 7, 2021

DIGITAL SUBMISSIONS ARE REQUESTED FOR ALL TEC AND RECORDING DOCUMENTS

REQUEST: Check appropriate block(s)

DEPT. OF LAND USE AND GROWTH MANAGEMENT

TEC/PLANNING COMMISSION REVIEW:

REVIEW ONLY:

- ☐ Confirmatory Plat
- ☐ Boundary Line Adjustment Plat
- ☐ Forest Stand Delineation of proposed _____
- ☐ Forest Conservation Plan for _____
- ☐ Forest Conservation Plan Amendment
- ☐ Plat Exempt Division by Deed
- ☐ Resubmission
- ☐ Other (Specify) _____

- ☐ Preliminary review of _____ lot minor/major subdivision
- ☐ Final review of _____ lot minor/major subdivision
- ☐ Concept Site Plan review for _____ sq. ft. for _____ (use type)
- ☐ Site Plan review for _____ sq. ft. for _____ (use type)
- ☒ Zoning Map Amendment from RPD Zone to RMX
- ☐ Amendment to CWSP from category _____ to _____

OWNER/CONTRACT PURCHASER Robert Pike & Jeffrey Pike and Patti Ford & Dexter Ford

MAILING ADDRESS: _____

PHONE #: _____ E-MAIL ADDRESS: _____

AUTHORIZED AGENT: Christopher T. Longmore

ADDRESS: 22738 Maple Road, Suite 210, Lexington Park, MD 20653

PHONE #: 301-862-3764 E-MAIL ADDRESS: chris@paxlawyers.com

PROPERTY LOCATION: Address if known. If not known, then *directions* as follows:

Describe location as N-S-E-W side of (Street Name), approx. (feet) N-S-E-W of Intersection with State/County) Road
Pike Property: 23595 Pike Lane, Hollywood, MD 20636

Ford Property: 23556 Three Notch Road, Hollywood, MD 20653

PARCEL IDENTIFICATION:

TAX MAP: <u>34</u>	GRID: <u>09</u>	PARCEL: <u>10</u>
LAND USE: <u>RPD</u>	ZONING: <u>RPD</u>	ZONING OVERLAYS: _____
ACREAGE: _____	ELECTION DISTRICT: _____	TAX ID ACCT #: _____
CWSP WATER/SEWER SERVICE CATEGORY: <u>NPS</u>	USE TYPE #: _____	

(OVER)

Development Review Application

Page 2 of 2

☐ I hereby request that EDUs for this application be allocated at: (choose one below)

☐ Concept Site Plan Approval

☐ Final site Plan Approval

☐ Preliminary Subdivision Approval

☐ Final Record Plat Approval

☐ I hereby swear or affirm that I am the property owner and that this application is correct:

PROPERTY OWNER/AUTHORIZED AGENT'S SIGNATURE: _____

PRINT NAME Christopher T. Longmore
☒ I hereby swear or affirm that I have received authority from the property owner to make this application and that this application is correct (See attached "Limited Power of Attorney").
REVIEW FEES:

# of Lots/Sq. Ft. of Site Plan/Acres Disturbed	Type of Project:	Initial Submission Fees	Resubmission Fees
	Minor Subdivision 1-7 Lots	\$750 + \$100 per lot + Application Fee	
	Major Subdivision 8+ Lots	\$1900 + \$100 per lot + Application Fee	
	Concept Site Plan	\$920 + Application Fee	
	Major Site Plan	\$1500 per acre of disturbed area + Application Fee	
	Minor Site Plan (Includes DPWT Fee)	\$250 – Less than 500 sq. ft.+ Application Fee \$375 – Over 500 sq. ft.+ Application Fee	
	Application Fee	\$20.00	\$20.00
	Soil Conservation Storm Water Management Concept Plan	\$250- Less than 5 acres \$500- 5 acres or greater	
	BLAP, Confirmatory Plats, Plat Exempt, FCP, FSD, Transfer Development Rights	\$80.00	
	Health Department Plat Fee	\$120.00 per lot or site plan	\$120.00
	MetCom Fees	\$60.00 No public water and sewer	\$60.00
	TEC Review/Concept Site Plan	\$120.00 Public water and/or sewer	
	Recording Package	\$60 LUGM Review Fee \$5 Per Plat Recording Fee (Clerk of the Court) \$30 DPWT Review 1-10 lots \$60 more than 10 lots \$60 Recording Fee (each) (Clerk of the Court)	
	Additional Recording Documents		

Resubmissions – \$25 each after first resubmission
 Other fees may apply; see the Schedule of Fees for St. Mary's County, Effective July 1, 2018
 Zoning Map Amendment Fee: \$3,000.00

Total 3,200.00
SUBMISSION REQUIREMENTS:

See applicable checklist

NUMBER OF PRINTS REQUIRED FOR REVIEW:

TEC Committee – 15 Prints

Non-TEC Site Plans – 1 Print

Forest Stand Delineation – 1 Print

Forest Conservation – 1 Print

Planning Commission – 15 Prints

Resubmissions – 1 Print

Recording Package – 4 Mylar 4 Paper

In addition to the prints listed above, a **digital copy** of the plans is encouraged.

FOR RECORDING DOCUMENTS PLEASE MAKE CHECKS PAYABLE TO THE CLERK OF THE COURT Also Please make the \$60.00 check and the \$5.00 two separate checks. The Courthouse will not accept one full check. Thank you. FOR ALL OTHER SUBMISSIONS, PLEASE MAKE CHECKS PAYABLE TO THE COMMISSIONERS OF ST. MARY'S COUNTY.

DUGAN, MCKISSICK & LONGMORE

22738 MAPLE ROAD, SUITE 210

LLC

BRYAN T. DUGAN *

BILL D. MCKISSICK, JR. *

CHRISTOPHER T. LONGMORE * †

REBEKKA J. HUTCHINS *

SAMUEL H. WIEST * † ‡

LEXINGTON PARK, MARYLAND 20653

PHONE: 301 862-3764

FAX: 301 862-3789

PAXLAWYERS.COM

* ADMITTED IN MARYLAND

† ADMITTED IN DISTRICT OF COLUMBIA

‡ ADMITTED IN VIRGINIA

SHANNON A. DENT *

ANJELICA N. HARDEN-IVANOSKI * †

DAVID C. WEIGEL *

AMBER K. YATES *

April 7, 2021

Via Hand Delivery and Email

Brandy Glenn
Department of Land Use and Growth Management
23150 Leonard Hall Drive
Leonardtown, MD 20650

Dear Ms. Glenn:

Please accept this letter as part of the application of Robert Wayne Pike, Jeffrey Lee Pike, Patti K. Ford, and Dexter Lynn Ford (the "Applicants") to amend both the Land Use and Zoning Maps for their respective properties described below. The Applicants are seeking the amendments to the maps based on two grounds: (1) there has been a significant change in the character of the neighborhood/area where the properties are located and/or (2) there was a mistake in these properties being zoned Rural Preservation District ("RPD"), with an underlying Land Use designation of Rural Preservation. The Applicants are requesting that the St. Mary's County Zoning Maps be amended to re-zone their properties as RMX and to amend the St. Mary's County Land Use Map to re-classify their properties as Residential Mixed Use.

The Subject Properties

A. The Pike Property

Robert Wayne Pike and Jefferey Lee Pike are the owners of that property with a street address of 23595 Pike Lane in Hollywood, Maryland (the 'Pike Property'). This property is located directly adjacent to Maryland Route 235, sandwiched in between the Hollywood Town Center and the Lexington Park Development District (along with the Ford Property described below). A copy of the Maryland State Department of Assessments and Taxation ("SDAT") information sheet for the Pike Property is attached hereto as Exhibits C and the current deed to the property is attached hereto as Exhibit D.

B. The Ford Property

Dexter Lynn Ford and Patti K. Ford are the owners of that property with a street address of 23556 Three Notch Road, Hollywood, Maryland 20636. This property is located directly adjacent to

Maryland Route 235. A copy of the Maryland State Department of Assessments and Taxation (“SDAT”) information sheet for the Ford Property is attached hereto as Exhibits E and the current deed to the property is attached hereto as Exhibit F.

C. General Description of the Subject Properties

The Subject Properties are the only two properties zoned Rural Preservation District that are directly on Maryland Route 235 to the south of the Hollywood Town Center and to the North of the Lexington Park Development District. The Subject Properties are located directly in between Maryland Route 235 and Mervell Dean Road. There are no other properties directly adjacent to the Subject Properties that are zoned RPD. Instead, the surrounding properties are zoned Residential Mixed Use (RMX), Low Intensity Mixed Use (MXL), and Residential, Low-Density (RL), and the Subject Properties are further directly across Maryland Route 235 from property that is zoned Industrial (I) (said other property being adjacent to and/or part of the St. Mary’s County Airport as evidenced by the ArcGIS Web Maps attached hereto as Exhibits A and B.

Change in Character of the Neighborhood/Area Where the Properties are located

The Subject Properties not within the Lexington Park Development District (LPDD) but they are directly adjacent to the LPDD. The Subjects Properties are located on Maryland Route 235/Three Notch Road, which is the primary highway in the County, and includes heavy traffic generally. Since the Subject Properties were originally zoned RPD, many of the properties near the Subjects Properties have been developed with commercial projects, changing the nature of the area and the neighborhood from primarily residential to commercial in nature.

There has been, and continues to be, significant development in the vicinity of the Subject Properties that has significantly changed the character or the neighborhood/area where the Subject Properties are located. The Hollywood Town Center to its north has had many new commercial projects approved and/or developed in the recent past, including the Tractor Supply Store and the Dollar General that are not far from this site. Across Maryland Route 235, the St. Mary’s Regional Airport and the properties directly adjacent to it have seen significant development, including many new hangars and offices, most notably the development of the University System of Maryland at Southern Maryland. This project, as staff and the Board of County Commissioners are well aware, is the focus of the County’s successful efforts to further diversify the economy of the County. To the south of the Subject Properties, there was recently a new hotel and other commercial projects approved as well as significant development underway as part of the Oak Crest Planned Unit Development. The cumulative effect of all of this development, coupled by the fact that the Subject Properties are sandwiched between the Hollywood Town Center and the Lexington Park Development District, have substantially changed the nature of the Subject Properties – warranting a change to their zoning classification and their underlying land use designation.

In addition, the Lexington Park Development District recently completed the lengthy process of updating its specific, comprehensive plan and also amended both the Land Use Maps and the County Zoning Maps for many of the properties located within the LPDD. The LPDD is one of two primary development districts in St. Mary’s County and is the area where the County, by way of both its comprehensive plans and its zoning ordinance, encourages new commercial and high intensity

development, including multi-family and mixed-use developments. As part of the recent LPDD Plan revisions, the properties immediately to the south of the Subject Properties were re-zoned as Low Intensity Mixed Use (MXL). This recent rezoning of these properties further demonstrates a change to this area and neighborhood. The Subject Properties could not be re-zoned as part of the LPDD process, as they are not located within the LPDD boundaries and the Board of County Commissioners made a reasoned policy decision not to expand the borders of the LPDD during the planning process. However, as a result of this re-zoning of that adjacent property, the County is encouraging mixed use development projects immediately adjacent to the Subject Properties.

The Applicants reserve the right to submit additional argument and evidence of the change in the neighborhood/area of the Subject Properties at or before any public hearings on this application.

Mistake Regarding the Current Zoning and Land Use Designations of the Subject Property

In addition to the significant change of the character of the neighborhood/area, the Subject Properties' zoning categories and underlying land uses should be changed because it is apparent that the current zoning categories and land uses are mistakes. This is evidenced by the fact that the properties are sandwiched directly between the Hollywood Town Center and the Lexington Park Development, which undergo separate comprehensive planning processes and it appears that the two Subject Properties remained RPD despite the fact that the properties all around them are zoned to allow commercial and mixed-use development. In addition, the modest size of the Subject Properties, coupled with their location in relation to the other properties near them, make it difficult to impossible to use the Subject Properties to further the goals of the Rural Preservation District, which is "intended to foster agricultural, forestry, mineral extraction, and aquacultural uses and protect the land necessary to support these activities." CZO at § 31.1.

The Applicants reserve the right to submit additional argument and evidence of the mistake in the current zoning and land use categories of the Subject Properties at or before any public hearings on this application.

Requested Action

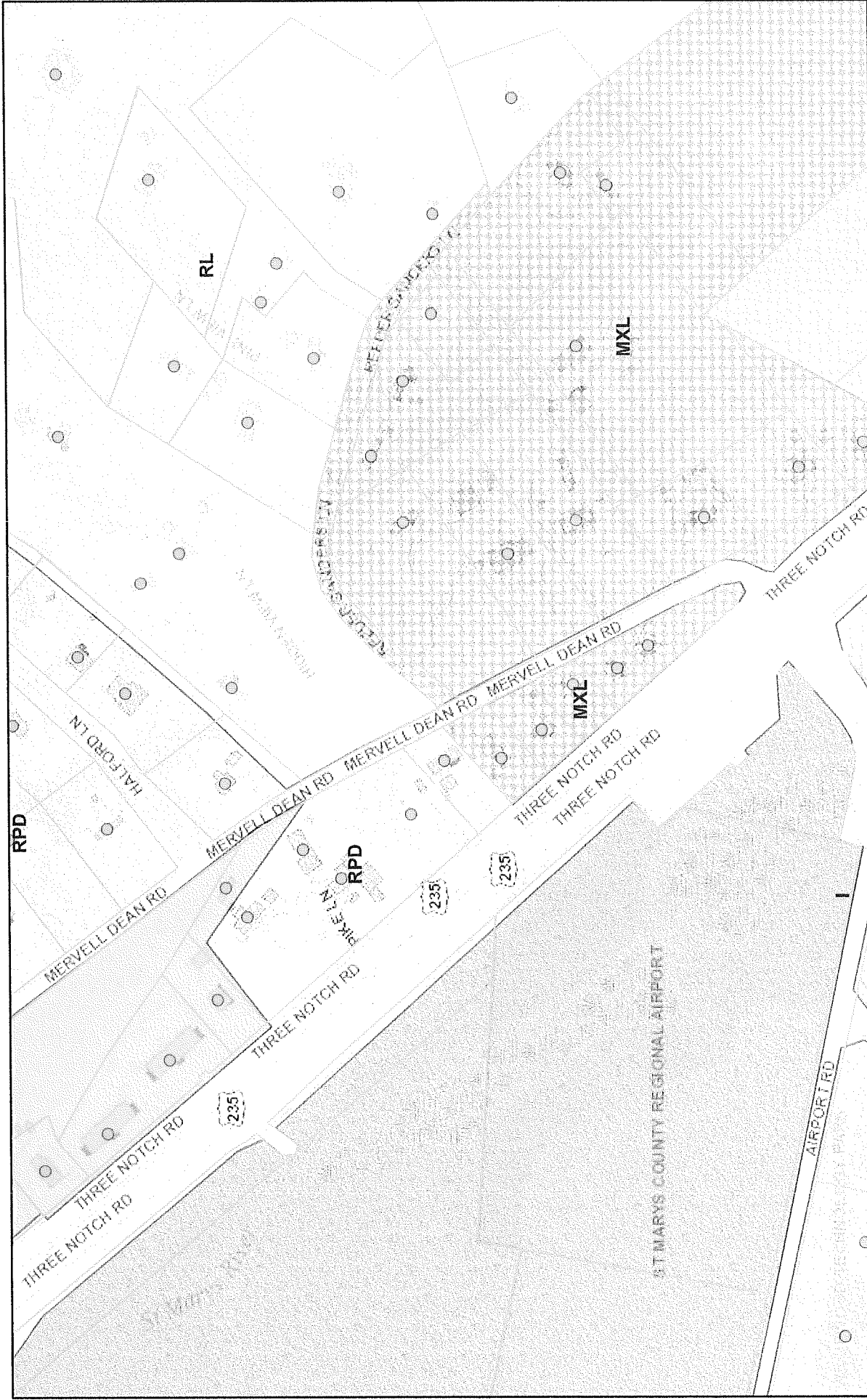
In light of the above, the Applicants respectfully request that the Subject Properties be re-zoned on the St. Mary's County Zoning map from Rural Preservation District (RPD) to Residential Mixed-Use District (RMX). Further, the Applicants request that the Land Use designations for the Subject Properties be changed on the County Land Use Map from Rural Preservation to Residential Mixed Use.

We look forward to working with you on this request and I am happy to answer any questions or provide any additional information needed or that would be helpful with this process.

Sincerely,

Christopher T. Longmore

ArcGIS Web Map



4/5/2021, 9:02:49 AM

Address Points

Existing

Property Boundaries

Zoning (Sep 2019)

MXM

MXL

RMX

I

OBP

RL

RPD

1:4,514

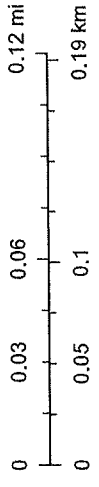
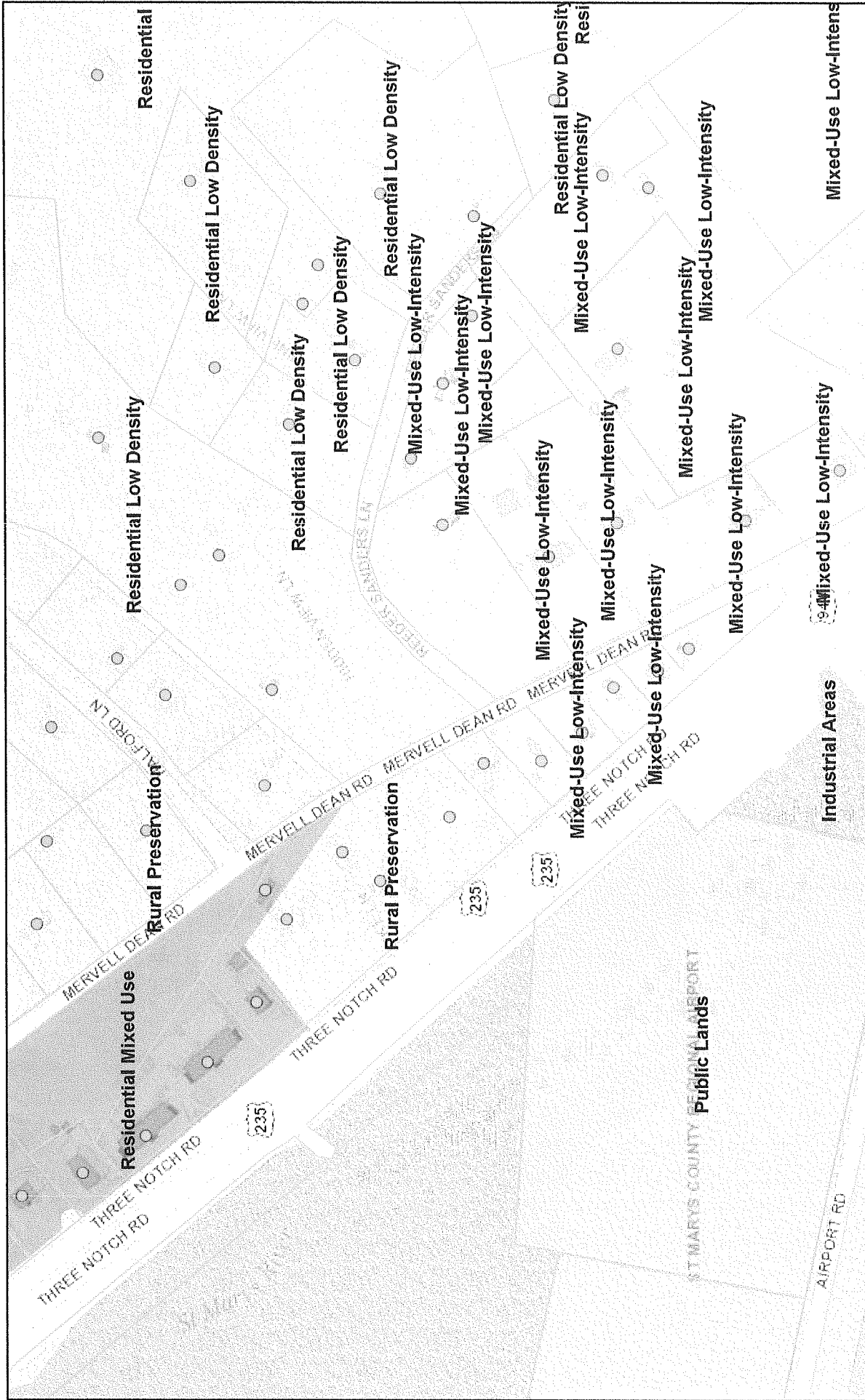


Exhibit A

ArcGIS Web Map



4/5/2021, 10:59:47 AM

Address Points

Existing

Property Boundaries

Land Use (May 2018)

Public Lands

Industrial Areas

Mixed-Use Low-Intensity

Mixed-Use Medium-Intensity

Office and Business Parks

Residential Low Density

Residential Mixed Use

Rural Preservation

Exhibit B

Real Property Data Search (w4)

Search Result for ST MARY'S COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 06 Account Number - 025609		
Owner Information		
Owner Name:	PIKE ROBERT A & JULIA E L/E ROBERT WAYNE & JEFFREY LEE PIKE	Use: Principal Residence:
Mailing Address:	23595 PIKE LN HOLLYWOOD MD 20636-3038	Deed Reference: /01065/ 00307
Location & Structure Information		
Premises Address:	23595 PIKE LN HOLLYWOOD 20636-3038	Legal Description: LOTS 7-8-9 PLAT 19/396 GREENLAND GARDENS
Map:	Grid:	Parcel:
0034	0009	0010
Neighborhood:	Subdivision:	Section:
16000.19	0000	
Block:	Lot:	Assessment Year:
	7-8-9	2020
Plat No:	Plat Ref:	
19 396	0050/ 0016	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1969	8160	450 SF
Property Land Area	County Use	
4.0600 AC		
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	6 full/ 1 half
Garage	Last Notice of Major Improvements	
1Det/2Carport		
Value Information		
	Base Value	Value
		As of
		01/01/2020
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
Land:	334,600	367,900
Improvements	300,400	267,300
Total:	635,000	635,200
Preferential Land:	0	0
		635,067
		635,133
Transfer Information		
Seller: PIKE, ROBERT A	Date: 06/14/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: EWA /01065/ 00307	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 09/26/2013		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.

LIBER 1065 FOLIO 307

DEED

 IMP FD SUE \$ 5.00
 (GIFT)

NO TITLE SEARCH REQUESTED OR PERFORMED.

This Deed, Made this 13th day of June in the year one thousand nine hundred and ninety-six, by and between **ROBERT A. PIKE and JULIA E. PIKE**, his wife, Grantors, of St. Mary's County, in the State of Maryland, Parties of the First Part, and **ROBERT WAYNE PIKE and JEFFREY LEE PIKE**, Grantees, Parties of the Second Part.

RECORDING FEE 20.00

WITNESSETH, that in consideration of the sum of **\$0- (NO MONETARY CONSIDERATION)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said **ROBERT A. PIKE and JULIA E. PIKE**, do but subject to the reservation of a life estate, grant and convey unto the said **ROBERT WAYNE PIKE and JEFFREY LEE PIKE**, as joint tenants and not as tenants in common, their assigns and the personal representatives, heirs and assigns of the survivor of them, forever, in fee simple, all the lot, tract or parcel of ground, situate, lying and being in the Sixth Election District of St. Mary's County, Maryland, and described as follows, that is to say:

 101A 25.00
 Res# 9482 Rpt # 11415

Lots number 7, 8, and 9 in the Subdivision known as "Greenland Gardens" as shown on a plat of said Subdivision recorded among the Land Records of St. Mary's County, Maryland, in Liber CBG No. 19, Folio 396.

SUBJECT to covenants, restrictions, rights of way, easements and other conditions of record.
 EWA PL BLK # 448
 JUN 14, 1996 03:58 PM

BEING all and the same land conveyed to the Grantor herein by Francis P.E. Bohager and Sadie Bohager, his wife, by deed dated November 29, 1955, and recorded among the Land Records of St. Mary's County, Maryland, in Liber CBG No. 60, Folio 364.

By this conveyance, the Grantors are reserving a life estate in the property for their joint lives and the life of the survivor and conveying the remainder interest to the Grantees, sons of the Grantors herein.

This conveyance is exempt from recordation tax per Tax-Property Article, Section 12-108, of the Annotated Code of Maryland.

THIS IS TO CERTIFY THAT ALL TAXES ON
 THIS PROPERTY HAVE BEEN PAID TO AND
 INCLUDING THE LEVY FOR THE YEAR OF

1995. TAX ID # 86-02560-9
James H. Harris TREASURER
 ST. MARY'S COUNTY, MD.

RECEIVED FOR TRANSFER
 State Department of
 Assessments & Taxation
 for St. Mary's County

John D. ...
 6/14/96

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.

To Have and to Hold the said lot of ground, land 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 **ROBERT WAYNE PIKE** and **JEFFREY LEE PIKE**, as joint tenants and not as tenants in common, their assigns and the personal representatives, heirs and assigns of the survivor of them, forever, in fee simple, but reserving unto the Grantors a life estate in the property for their joint lives and the life of the survivor, without liability for waste.

And the said Parties of the First Part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed, that they will warrant specially the property granted, and they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantors:

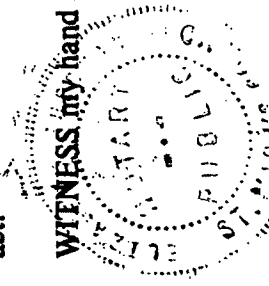
Robert A Pike (SEAL)
ROBERT A. PIKE

John F. Shade, Jr.
As to Both
Julia E. Pike (SEAL)
JULIA E. PIKE

STATE OF MARYLAND, COUNTY OF ST. MARY'S, to wit:

I HEREBY CERTIFY, That on this 13 day of June, 1996, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared **ROBERT A. PIKE** and **JULIA E. PIKE**, his wife, Grantors, and they acknowledged the foregoing deed to be their act.

WITNESS my hand and Notarial Seal:



Robert A. Pike
Notary Public
My Commission Expires: 11/1/99

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY THE UNDERSIGNED ATTORNEY, DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND, OR AN EMPLOYEE OF SUCH ATTORNEY.

John F. Shade, Jr.
Attorney at Law

State of Maryland Land Instrument Intake Sheet

Baltimore City

County: **St. Charles**

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Financial Office only.

(Type or Print in Black Ink Only—All Capitals Must Be Legible)

1	Type(s) of Instruments	(Type or Print in Block <u>Just One</u> —All Copies Must Be Legible) <input type="checkbox"/> Check Box if Additional Copies Being Attached.)									
2	Conveyance Type Check Box	Deed	Mortgage		Other		Other	Not an Arms- Length Sale [9]			
			Deed of Trust	Lease							
3	Tax Exemptions (if Applicable)	Improved Sale	Unimproved Sale	Arms-Length [2]	Multiple Accounts						
		Arms-Length [1]	Arms-Length [3]								
		Recordation	Tax Property Article								
Cite or Explain Authority	State Transfer	Section 12-108									
	County Transfer										
4		Consideration Amount						Finance Charge			

Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only	
		Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	\$ 0	Transfer Tax Consideration	\$
Any New Mortgage	\$ 0	X () %	\$
Balance of Existing Mortgage	\$ 0	Less Exemption Amount	\$
Other:	\$	Total Transfer Tax	\$
	\$	Recordation Tax Consideration	\$
Other:	\$	X () per \$500	\$
Full Cash Value	\$	TOTAL DUE	\$
Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$ 20.00		Tax Bill:
Surcharge	\$ 5.00		C.B. Credit:
State Recordation Tax	\$ 0		Ag. Tax/Other:
State Transfer Tax	\$ 0		
County Transfer Tax	\$ 0		
Other	\$		
Other	\$		

Description of Property
SDAT requires submission of all applicable information. A maximum of 40 characters will be

District	Property Tax ID No. (1)	Grantor Liber/Eolio	Map	Parcel No.	Var. LOG
66th	06/02560-9	CBG 60/364	34	175	Var. LOG <input type="checkbox"/> (5)
Greenland Gardens		Lot (3a) Block (3b) Sect/AR(3c)		Plat Ref.	SqFt/Acreage (4)
		789		19/396	
Hollywood, Md.		Location/Address of Property Being Conveyed (2)			
	Other Property Identifiers (if applicable)				
					Water Meter Account No.

**Indexed in accordance
with the priority cited in
Real Property Article
Section 3-104(g)(3)(i)).**

Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>	Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/>	Amount:
Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No	Description/Amt. of SqFt/Acreage Transferred:	
GRANTEES ARE RESERVING A life estate		
If Partial Conveyance, List Improvements Conveyed:		

**Transferred
From**

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Robert A. Pike	
Julie E. Pike	

Doc. 1 - Owner(s) of Record, if Different from Grantor(s)

Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

Transferred To

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantee(s) Name(s)	Doc. 2 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
Robert Wayne Pike Jeffrey Lee Pike			
	New Owner's (Grantee) Mailing Address		
	23575 Three Notch Road, Hollywood, Md. 20636 - 3204		

9 Other Names to Be Indexed

10	Contact/Mail Information	Instrument Submitted By or Contact Person	Return to Contact Person
		Name: <u>John F. Slade, III</u>	<input type="checkbox"/>
		Firm:	<input checked="" type="checkbox"/> Hold for Pickup
		Address: <u>Box 288, Leonardtown, Md. 20650</u>	<input type="checkbox"/> Return Address Provided
		Phone: <u>(301) 475-5150</u>	

11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	777-777-7777	SECTION 1, FORM 605 (1/17/2006)
Assessment Information	<p>Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence?</p> <p>Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify _____</p>		

<input type="checkbox"/> 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		
<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole <input type="checkbox"/> Part
Transfer Number:	Date Received:	Deed Reference:
Year	19	Assigned Property No.:
Land		Map
Buildings		Zoning
Total		Use
		Town Cd.
		Ex. St.
		Ex. Cd.
REMARKS:		

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-390 (6/95)

Real Property Data Search (w4)

Search Result for ST MARY'S COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 06 Account Number - 010717		
Owner Information		
Owner Name:	FORD WILHELMINA E L/E FORD DEXTER LYNN	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	23556 THREE NOTCH RD HOLLYWOOD MD 20636-2716	Deed Reference: /00146/ 00283
Location & Structure Information		
Premises Address:	23556 THREE NOTCH RD HOLLYWOOD 20636-2716	Legal Description: LOT 10 PLAT 19/396 GREENLAND GARDENS
Map:	Grid:	Parcel:
0034	0009	0010
Neighborhood:	Subdivision:	Section:
6010060.19	0000	
Block:	Lot:	Assessment Year:
	10	2020
Plat No:	Plat Ref:	
19 396		
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1962	2,688 SF	
Property Land Area	County Use	
26,136 SF		
Stories	Basement	Type
2	NO	STANDARD UNIT
Exterior	Quality	Full/Half Bath
STUCCO/	3	2 full
Garage	Last Notice of Major Improvements	
1Att/1Det		
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2020	As of 07/01/2020
Land:	104,000	109,000
Improvements	159,400	175,900
Total:	263,400	284,900
Preferential Land:	0	0
		270,567
		277,733
Transfer Information		
Seller: FORD, DEXTER LYNN	Date: 05/01/1990	Price: \$20,000
Type: NON-ARMS LENGTH OTHER	Deed1: CBG /00146/ 00283	Deed2:
Seller: FORD, JASON E	Date: 06/13/1983	Price: \$0
Type: ARMS LENGTH MULTIPLE	Deed1: MRB /00146/ 00283	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		0.00 0.00
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.

FEE-SIMPLE DEED-CODE-City or County

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 PRICE 3.28
 MARY A. DELL, CLERK
 ST. MARY'S CO.

 AM 13 83 * 29922 *****15.00
 AM 13-83 B 29922 *****15.00
NO TITLE EXAMINATION REQUESTED OR PERFORMED**This Deed,** Made this 11th day of June,

in the year one thousand nine hundred and eighty-three, by and between

WILHELMINA E. FORD, Grantor

of St. Mary's County,

in the State of Maryland, of the first part, and

DEXTER LYNN FORD and PATTI K. FORD, his wife, Grantees
of the second part.

Witnesseth, That in consideration of the sum of \$-0- and other good and valuable consideration the receipt of which is hereby acknowledged by the party of the first part,
the said WILHELMINA E. FORD

do es grant and convey unto the said DEXTER LYNN FORD and PATTI K. FORD, his wife, as tenants by the entireties, their assigns, the survivor of them and the personal representatives, heirs and assigns of said survivor, forever, subject to the life estate in each of the below-described parcels which is hereby reserved by the Grantor during her life,

~~begin and except~~ in fee simple, all that lot, tract or parcel of ground, situate, lying and being in the Eighth Election District of St. Mary's County, Maryland, aforesaid, and described as follows, that is to say:-

Beginning for the

(1) Lot designated as Lot Number 10 of Greenland Garden's Subdivision on the Plat of said Subdivision recorded among the Land Records of St. Mary's County, Maryland in Liber C.B.G. No. 19, Folio 396; subject to the covenants and restrictions of record.

Being all and the same land conveyed to Jason Ernest Ford and Wilhelmina E. Ford, his wife, as tenants by the entireties, by Jo V. Morgan, Jr. and Joseph D. Weiner by deed dated March 15, 1956 and recorded among the Land Records of St. Mary's County, Maryland at Liber C.B.G. No. 63, Folio 78.

(2) All that lot, tract or parcel of ground situate, lying and being in the Sixth Election District of St. Mary's County, aforesaid, and described as follows, that is to say:

BEGINNING for the same at an iron pipe set on the Northeasterly side of State Route 235 between California and Hollywood, marking the Westerly corner of Lot No. 10, previously conveyed to the grantors herein, as shown by Plat of Greenland Gardens Subdivision dated February 11, 1947, and recorded in Liber C.B.G. No. 19 at Folio 396, one of the Land Records of St. Mary's County, Maryland; thence running with said State Road North 34 deg. West 25.0 feet to an oak hub; thence leaving said State Road and running across a corner of Lot No. 9 of aforesaid Subdivision North 61 deg. 51 min. East 245.3 feet to a cedar stake set on the Westerly side of the old Three Notch Road and being a corner of aforesaid Lot No. 10; thence with said lot South 56 deg. West 244.0 feet to the point of beginning, containing 3,050 square feet of land, more or less, as surveyed October 9, 1956, by W. L. Bowman, Registered Land Surveyor.

Being all and the same land conveyed to Jason E. Ford and Wilhelmina E. Ford, his wife, as tenants by the entireties, by Robert A. Pike and Julia M. Pike, his wife, by deed dated May 31, 1961 and recorded among the Land Records of St. Mary's County, Maryland at Liber C.B.G. No. 94, Folio 468.

(OVER)

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The said Jason Ernest Ford (also known as Jason E. Ford) died intestate on or about August 25, 1978, leaving the said Wilhelmina E. Ford as the surviving tenant by the entireties.

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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.

To Have and To Hold the said lot 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 DEXTER LYNN FORD and PATTI K. FORD, his wife, as tenants by the entireties, their assigns, the survivor of them and the personal representatives, heirs and assigns of said survivor, forever, subject to the life estate reserved by the Grantor, ~~and to the heirs in fee simple.~~

100 is to certify that transfer has been made on the County Assessment Books of the property described in the within deed.
[Signature]
Notary Public
for St. Mary's County, MD

THIS IS TO CERTIFY THAT THE TAXES ON THIS PROPERTY HAVE BEEN PAID TO AND RECEIVED FROM THE YEAR 1982.
1982
Katharine M. DeLozier
Notary Public

And the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor :

TEST:

[Signature]

Wilhelmina E. Ford (SEAL)
WILHELMINA E. FORD

____ (SEAL)

STATE OF MARYLAND, St. Mary's County, to wit:

I HEREBY CERTIFY, That on this 11th day of June
in the year one thousand nine hundred and eighty-three, before me, the subscriber,
a Notary Public of the State of Maryland, in and for St. Mary's County, aforesaid,
personally appeared WILHELMINA E. FORD

the above named grantor and she acknowledged the foregoing Deed to be her act.

As Witness my hand and Notarial Seal.

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY THE UNDERSIGNED ATTORNEY, DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND, OR BY AN EMPLOYEE OF SUCH ATTORNEY.

[Signature]
ATTORNEY AT LAW

Letto: JRS

Claire A. DeLozier
Notary Public.
My Commission Expires: 7/1/86

JUN 13 1983

MARY R. BELL, CLERK