

PROPERTY OF  
J. ALVIN & LEAH SMITH  
LIBER 508, FOLIO 119

PROPERTY OF  
WARREN & LORETTA  
RIDGLEY  
SECOND PARCEL  
LIBER No. 176, FOLIO 541

PROPERTY OF  
CHARLES & RUTH ALBAUGH  
LIBER 193, FOLIO 350

4th or N63 1/2°W  
35 Poles Deed Line  
(1st Parcel)  
Liber No. 176, Folio 541

**AREA = 3,587 Sq.Ft.**

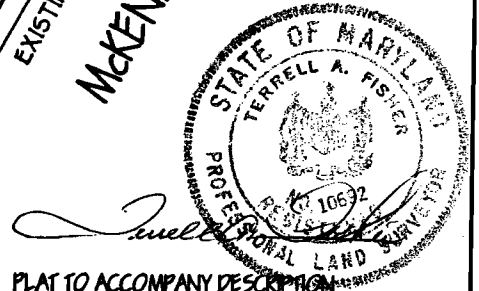
PROPERTY OF  
PETITI AND GRIFFIN, INC.  
LIBER 1974, FOLIO 146

PROPERTY OF  
WARREN & LORETTA  
RIDGLEY  
FIRST PARCEL  
LIBER No. 176, FOLIO 541

3rd or N33 1/2°E  
33 Poles Deed Line  
(1st Parcel)  
Liber No. 176, Folio 541

PROPERTY OF  
LOUIS & SUSAN TAYLOR  
LIBER 1492, FOLIO 234

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
9171 BALTIMORE NATIONAL PIKE, SUITE 100  
ELLCOTT CITY, MARYLAND 21042  
(410) 461 - 2855



PLAT TO ACCOMPANY DESCRIPTION  
OF A 3,587 Sq.Ft. PARCEL  
(A PART OF FIRST PARCEL  
LIBER No. 176 AT FOLIO 541)  
**WARREN & LORETTA RIDGLEY**

FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



SCALE IN FEET  
APRIL 20, 1994

TO HAVE AND TO HOLD said land and premises unto and to the proper use and benefit of the said Henry Merz and Manola Brennan, in joint tenancy, forever in fee simple, subject, however, (1) to a mortgage from the said Henry Merz to Loretta P. Strauff, dated July 2, 1941, recorded among said Land Records in Liber J. H. O. No. 171, folio 7, etc., and given to secure the payment of six thousand dollars, with interest as therein expressed, (2) to a second mortgage given by the said Henry Merz to Howard C. Gallagher, dated July 2, 1941, recorded among said Land Records in Liber B. M. Jr., No. 171, Folio 10, etc., and given to secure the payment of two thousand dollars, with interest as therein expressed, and (3) to all the easements mentioned and referred to in the deed from William G. Cassaway, and others, to Howard C. Gallagher, dated January 2, 1941, and recorded among said Land Records in Liber B. M., Jr., No. 169, Folio 134, etc., and to all the covenants and restrictions in said deed contained.

AND the said John L. Clark covenants that he will warrant specially the property hereby conveyed and that he will execute such further assurances of said land as might be requisite.

AS WITNESS his hand and seal the day and year first above written.

TEST:

Marie F. Myers

John L. Clark (SEAL)

STATE OF MARYLAND, HOWARD COUNTY, Not.:

I HEREBY CERTIFY That on this 23rd day of December, 1942, before me, a Notary Public of the State of Maryland, duly commissioned and qualified and residing in Howard County aforesaid, personally appeared John L. Clark and acknowledged the foregoing deed to be his act.

AS WITNESS my hand and Notarial seal.

(SEAL'S PLACE)

Marie F. Myers  
Notary Public.

Received for Record 23<sup>rd</sup> December 1942 at 4:00 o'clock P. M. Same day recorded and examined per.

*Benj. M. Miller, Jr.*  
Clerk.

*Warren H. Ridgley  
10/2/42*

MORRIS PORTER and IONA L. PORTER, his wife,  DEED TO  WARREN H. RIDGLEY and LORETTA S. RIDGLEY, his wife.	\$2.75 Duly Cancelled Revenue Stamps.	\$2.20 Recordation Tax Stamps.
---	--	--------------------------------------

THIS DEED, Made this 23rd day of December, in the year nineteen hundred and forty-two, by Morris Porter and Iona L. Porter, his wife, both of Howard County, in the State of Maryland.

WITNESSETH That in consideration of five dollars and other valuable con-

siderations, the said Morris Porter and Iona L. Porter do grant and convey unto Warren H. Ridgley and Loretta S. Ridgley, his wife, as tenants by the entireties, in fee simple, all those two pieces or parcels of land which in a deed dated the 13th day of March, 1931, and recorded among the Land Records of said Howard County in Liber H. S. K. No. 140, Folio 572, etc., were particularly described as follows, that is to say:

**FIRST PARCEL:** BEGINNING for the same at a stone, planted in or near the Northeast corner of the wood lot now standing between said Nathan C. Hobbs, Sr. and James H. Hobbs, and thence running South eleven degrees East twenty-nine and one-fourth poles to a stone standing on the boundary line between the said Nathan C. Hobbs, Sr., and James M. Hobbs, thence South twenty-nine and one-half degrees East sixteen and one-half poles to a stake planted, thence North thirty-three and one-half degrees East thirty-three poles to a stone planted on West side of County Road, thence North sixty-three and one-half degrees West thirty-five poles to the place of beginning, containing four acres and eleven perches of land, more or less.

**SECOND PARCEL:** BEGINNING for the same at a stone standing in the West margin of County Road, at the end of the third line of a conveyance from Nathan O. Hobbs, Sr., and wife to Nathan O. Hobbs, Jr., and recorded in Liber W. W. W. No. 30, Folio 571, one of Howard County Land Records; and running thence, with fourth line of said conveyance, North sixty-three and one-half degrees (in 1870) West thirty-five perches to a stone; thence the three following new made lines; North thirty-one and three-fourths degrees East fifteen and one-half perches to a stout leaning marsh willow tree; thence South fifty-seven degrees East thirty-four and three-fifths perches to a stout chestnut tree standing on the West bank of aforesaid road; thence South thirty-one and three-fourths degrees West twelve and one-fifth perches to the beginning stone; containing three acres of land, more or less.

BEING all and the same two pieces or parcels of land which by deed dated and recorded as aforesaid were granted and conveyed by Stephen W. Musgrove and Nellie L. Musgrove, his wife, to the said William E. Snyder and Sarah M. Snyder, as tenants by the entireties, in fee simple, and which, upon the death of the said William E. Snyder on July 3, 1936, leaving surviving him the said Sarah M. Snyder became the property of the said Sarah M. Snyder, absolutely, and which, upon the death of the said Sarah M. Snyder on December 2, 1940, intestate, became the property of the said Morris Porter, as her next-of-kin and only heir-at-law.

TOGETHER WITH the buildings and improvements thereon and all and every the rights and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD said land and premises unto and to the proper use and benefit of the said Warren H. Ridgley and Loretta S. Ridgley, as tenants by the

entireties, in fee simple.

AND the said Morris Porter and Iona L. Porter covenant that they will warrant specially the property hereby conveyed and that they will execute such further assurances of said land as might be requisite.

AS WITNESS their hands and seals the day and year first above written.

TEST: Morris Porter (SEAL)  
Marie F. Myers Iona L. Porter (SEAL)

STATE OF MARYLAND, HOWARD COUNTY, Set.:

I HEREBY CERTIFY that on this 23rd day of December, 1942, before me, a Notary Public of the State of Maryland, duly commissioned and qualified and residing in Howard County aforesaid, personally appeared Morris Porter and Iona L. Porter, his wife, and each acknowledged the foregoing deed to be their respective act.

AS WITNESS MY HAND AND NOTARIAL SEAL.

(SEAL'S PLACE)

Marie F. Myers  
Notary Public.

Received for Record 23<sup>rd</sup> December 1942 at 4:00 o'clock P. M. Same day recorded and examined per.

*Reginald J. [Signature]*  
Clerk.

*Mailed to  
Sykesville State  
Bank, Pa. 12/23/42*

WARREN H. RIDGLEY and  
LORETTA S. RIDGLEY,  
his wife.

MORTGAGE TO

SYKESVILLE STATE BANK,  
a body corporate.

THIS PURCHASE MONEY MORTGAGE, Made  
this 23rd day of December, in the year  
nineteen hundred and forty-two, by Warren  
H. Ridgley and Loretta S. Ridgley, his  
wife, both of Howard County, in the State  
of Maryland, hereinafter sometimes called

the "mortgagors", parties of the first part, and the Sykesville State Bank, a  
body corporate, hereinafter sometimes called the "mortgagee", party of the second  
part.

WHEREAS, the said mortgagors have this day borrowed from the said mortgagee  
the full and just sum of eighteen hundred dollars (\$1800.00) and have given  
therefor to the said mortgagee their joint and several promissory note, of even  
date herewith, drawn to its order, and payable three years after date, with in-  
terest payable semi-annually, to better secure the payment of which said sum of  
eighteen hundred dollars (\$1800.00), with interest as aforesaid, according to  
the tenor of said promissory note, these presents are executed, the said sum of  
eighteen hundred dollars (\$1800.00) having been loaned or advanced by the said  
Sykesville State Bank to the said Warren H. Ridgley and Loretta S. Ridgley for  
application as part of the purchase money of the hereinafter described property,  
and having been so applied.

1-18-95

117

DEED

64-320555

THIS DEED, Made this Second day of January, 1995, by and between WARREN L. RIDGELY, Personal Representative of the Estate of LORETTA S. RIDGELY, deceased, Grantor, Party of the First Part, and WARREN L. RIDGELY and ELSIE LOUISE RIDGELY, husband and wife, Grantees, Parties of the Second Part.

LORETTA S. RIDGELY, late of Howard County, Maryland, died on July 7, 1993, leaving a Will which was admitted to probate by the Register of Wills for Howard County. The Will, which is recorded in Wills Liber 19, folio 425 of the Register of Wills for Howard County, devised the property described below to Warren L. Ridgely.

WARREN L. RIDGELY, the Personal Representative of the Estate of Loretta S. Ridgely, deceased, (Estate Docket No. 9017), has distributed the real property described below to the Grantees pursuant to the First and Final Administration Account of the Estate filed by the Personal Representative and approved by the Orphan's Court of Howard County on August 31, 1994, and is executing this Deed of testamentary distribution to evidence the title of the Grantees.

The Grantor, for no consideration, grants and conveys to the Grantees, as Tenants by the Entirety, their assigns, the survivor of them, his or her personal representatives and assigns, in fee simple, the property located in Howard County, Maryland, and described as follows:

FIRST PARCEL: BEGINNING for the same at a stone planted in or near the Northeast corner of the wood lot now standing between said Nathan C. Hobbs, Sr. and James H. Hobbs, and thence running South eleven degrees East twenty-nine and one-fourth poles to a stone standing on the boundary line between the said Nathan C. Hobbs, Sr., and James M. Hobbs, thence South twenty-nine and one half degrees East sixteen and one-half poles to a stake planted, thence North thirty-three and one-half degrees East thirty-three poles to a stone planted on West side of County Road, thence North sixty-three and one-half degrees West thirty-five poles to the place of beginning, containing four acres and eleven perches of land, more or less.

SAVING AND EXCEPTING therefrom a 3,587 square foot parcel being a part of the first parcel Liber No. 176 at Folio 541, as more particularly described in Exhibit "A" prepared by Fisher, Collins and Carter, Inc. attached hereto, and as more particularly shown on the drawing made by Fisher, Collins & Carter, Inc., marked Exhibit "A-1" attached hereto.

SECOND PARCEL: A 3,587 square foot parcel being a part of the second parcel Liber No. 176 at Folio 541, as more particularly described in Exhibit "B" prepared by Fisher, Collins and Carter, Inc. attached hereto, and as more particularly shown on the drawing made by Fisher, Collins & Carter, Inc., marked Exhibit "B-1" attached hereto.

10.00  
8.00

BEING part of the property which by Deed dated December 23, 1942, and recorded among the Land Records of Howard County, Maryland, in Liber 176, folio 541, was granted and conveyed by Morris Porter and Iona L. Porter, his wife, to Warren H. Ridgely and Loretta S. Ridgely, his wife. The said Warren H. Ridgely

JAN 18 1995  
See Part of  
C. H. H. H.  
C. H. H. H.

having since departed this life on or about April 14, 1990, thereby vesting title in the said Loretta S. Ridgely as the surviving Tenant by the Entirety.

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

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Parties of the Second Part, as Tenants by the Entirety, their assigns, the survivor of them, his or her personal representatives and assigns, in fee simple.

WITNESS the hand and seal of the said Grantor:

WITNESS:

Anthony E. Doyle, Jr.

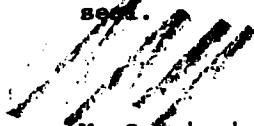
Warren L. Ridgely (SEAL)  
Warren L. Ridgely  
Personal Representative of the  
Estate of Loretta S. Ridgely,  
Deceased, Grantor

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY, that on this 2<sup>nd</sup> day of January, 1995, before me, the subscriber, a Notary Public for the State and County aforesaid, personally appeared WARREN L. RIDGELY, Personal Representative of the Estate of LORETTA S. RIDGELY, Deceased, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official

seal.



Ray Silbe  
NOTARY PUBLIC

My Commission Expires: 11-1-98

I hereby certify that this Deed was prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Anthony E. Doyle, Jr.  
ANTHONY E. DOYLE, JR

RETURN RECORDED DOCUMENT TO:  
LAKEVIEW TITLE COMPANY  
10320 LITTLE PATUXENT PARKWAY  
SUITE 700  
COLUMBIA, MD 21044

EXHIBIT "A" 3420 OF 579

April 20, 1994

DESCRIPTION  
OF A  
3,587 SQUARE FOOT PARCEL  
(A PART OF FIRST PARCEL  
LIBER NO. 176 AT FOLIO 541)  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

**BEGINNING FOR THE SAME** at a rebar and Cap No. 106 set at a point 289.12 feet on the Fourth or North  $63\frac{1}{2}^{\circ}$  West 35 poles line of the First Parcel of that land which by deed dated December 23, 1942 and recorded among the Land Records of Howard County, Maryland in Liber No. 176 at Folio 541 was granted and conveyed by Morris Porter and Iona L. Porter, his wife, to Warren H. Ridgley and Loretta S. Ridgley, his wife, and running thence binding reversely along a part of said Fourth deed line to its origin and thence reversely with a part of the Third line of said deed, as now described,

- 1) South  $68^{\circ}17'01''$  East 289.12 feet passing over a rebar and Cap No. 106 set 274.12 feet on line to the west side of McKendree Road, thence binding along the west side of said road.
- 2) South  $28^{\circ}40'03''$  West 25.00 feet, thence leaving said road and the outlines of said First Parcel of land, with a new line,
- 3) North  $63^{\circ}19'33''$  West 287.16 feet passing over a rebar and Cap No. 106 set 15.00 on line to the point of beginning; containing 3,587 square feet or 0.082 of an acre of land, more or less.

FISHER,  
COLLINS  
&  
CARTER,  
INC.

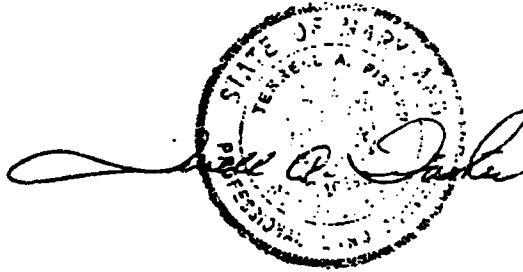
CONSULTING ENGINEERS AND  
LAND SURVEYORS

171 Baltimore National Pike  
Suite 100  
Ellicott City, Maryland 21042  
(410) 461-2855  
Fax (410) 750-3784

1 of 2

3420 0580

BEING A part of the First Parcel of that land which by deed dated December 23, 1942 and recorded among the Land Records of Howard County, Maryland in Liber No. 176 at Folio 541 was granted and conveyed by Morris Porter and Iona L. Porter, his wife, to Warren H. Ridgley and Loretta S. Ridgley, his wife.



FILED  
RECORDED  
JAN 18 1995  
12:21 PM  
JCA BIR#1579

Compiled LR  
Checked TAT  
Ridge.358 D-18

FISHER,  
COLLINS  
&  
CARTER,  
INC.

CONSULTING ENGINEERS AND  
LAND SURVEYORS

9171 Baltimore National Pike  
Suite 100  
Ellicott City, Maryland 21042  
(410) 461-2855  
Fax (410) 750-1784





3420 1802582  
EXHIBIT "B"

April 20, 1994

**DESCRIPTION  
OF A  
3,587 SQUARE FOOT PARCEL  
(A PART OF SECOND PARCEL  
LIBER NO. 176 AT FOLIO 541)  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND**

**BEGINNING FOR THE SAME** at a rebar with Cap No. 106 set at a point on and 288.74 feet from the end of the First or North  $63\frac{1}{2}^{\circ}$  West 35 perches line of the Second Parcel of that land which by deed dated December 23, 1942 and recorded among the Land Records of Howard County, Maryland in Liber No. 176 at Folio 541 was granted and conveyed by Morris Porter and Iona L. Porter, his wife, to Warren H. Ridgley and Loretta S. Ridgley, his wife, and running thence binding along the remainder of said First deed line and thence with a part of the Second line of said deed, as now described,

- 1) North  $68^{\circ}17'01''$  West 288.74 feet to a stone found,
- 2) North  $27^{\circ}00'37''$  East 24.95 feet, thence leaving the outlines of said Second Parcel of land, with a new line,
- 3) South  $63^{\circ}19'33''$  East 287.52 feet to the point of beginning; containing 3,587 square feet or 0.082 of an acre of land, more or less.

**BEING** A part of the Second Parcel of that land which by deed dated December 23, 1942 and recorded among the Land Records of Howard County, Maryland in Liber No. 176 at Folio 541 was granted and conveyed by Morris Porter and Iona L. Porter, his wife, to Warren H. Ridgley and Loretta S. Ridgley, his wife.

McKend.358 D-18

FISHER,  
COLLINS  
&  
CARTER,  
INC.

CONSULTING ENGINEERS AND  
LAND SURVEYORS

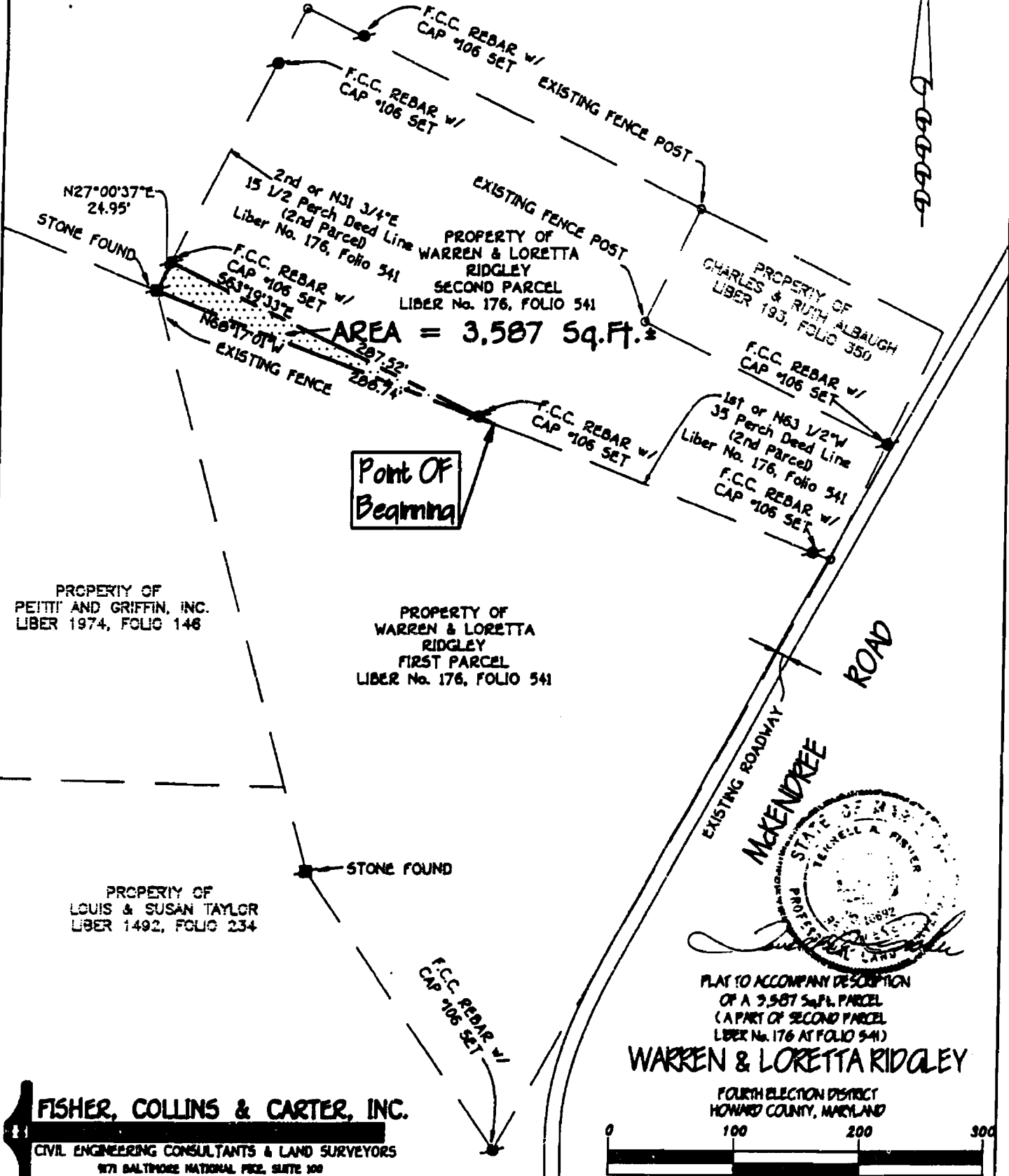
9171 Baltimore National Pike  
Suite 100  
Ellicott City, Maryland 21042  
(410) 461-2855  
Fax (410) 750-3784



3420 FOLIO 583

EXHIBIT "B-1"

PROPERTY OF  
J. ALVIN & LEAH SMITH  
LIBER 508, FOLIO 119



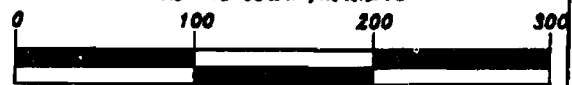
Point of Beginning

AREA = 3,587 Sq. Ft.



PLAT TO ACCOMPANY DESCRIPTION  
OF A 3,587 Sq. Ft. PARCEL  
(A PART OF SECOND PARCEL  
LIBER No. 176 AT FOLIO 541)  
**WARREN & LORETTA RIDGLEY**

FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



SCALE IN FEET  
APRIL 20 1994

**FISHER, COLLINS & CARTER, INC.**

CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
9771 BALTIMORE NATIONAL PIKE, SUITE 100  
ELLCOTT CITY, MARYLAND 21042  
(410) 481-2925

HO CIRCUIT COURT (Land Records) [MSA CE 53-3405] MDR 3420, p. 0583

60795D2.DWG

State of Maryland Land Instrument Intake Sheet

County: HOWARD

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

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

Multiple instruments of the same transaction should be numbered to correspond with Sections 2, 6, 7, and 8. Number documents in the order to be recorded.

(Check Box if Addendum Intake Form is Attached.)

1 Type(s) of Instruments

- Deed
- Lease
- Other
- Deed of Trust
- Contract
- Mortgage
- Land Installment Cont.

2 Consideration and Fees

Consideration Amount/Recordation Fees	Doc. 1	Doc. 2
Consideration, Including Assumed Indebtedness	\$ -	\$
Recording Charge	\$ 20	\$
Surcharge	\$ 5	\$
State Recordation Tax	\$	\$
State Transfer Tax	\$	\$
County Transfer Tax (if Applicable)	\$	\$
Other	\$	\$
<b>Total Fees</b>	<b>\$ 25 -</b>	<b>\$</b>

3 Exemptions (if Applicable)

- Recordation Tax Exemption:
- State Transfer Tax Exemption:
- County Transfer Tax Exemption:

4 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: \_\_\_\_\_

Firm: LAKEVIEW TITLE CO.

Address: 10320 LITTLE PATUXENT PKWY  
COLUMBIA, MD 21044

Phone: 992-4447

Return Instrument To (Check Applicable Box Below or Provide Appropriate Address)

Return to Contact Person as Provided Above     Hold for Pick Up     Address Provided on Instrument

Name: \_\_\_\_\_

Address: \_\_\_\_\_

5 Description of Property

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG (5)
Subdivision Name		Lot (3a)	Block (3b)	Sec/AR(3c)	Plat Ref. Sq.Ft./Acreage (4)
Location/Address of Property Being Conveyed (2)					
Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of Sq.Ft./Acreage Transferred:					
If Partial Conveyance, List Improvements Conveyed:					

6 Transferred From

Doc. 1 - Grantor(s) Name(s): WARREN L. RIDGELY  
ESTATE OF LURETTA S. RIDGELY

Doc. 2 - Grantor(s) Name(s): \_\_\_\_\_

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

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

7 Transferred To

Doc. 1 - Grantee(s) Name(s): WARREN L. RIDGELY  
ELSIE LOUISE RIDGELY

Doc. 2 - Grantee(s) Name(s): \_\_\_\_\_

Doc. 1 - Additional Names to be Indexed (Optional): \_\_\_\_\_

Doc. 2 - Additional Names to be Indexed (Optional): \_\_\_\_\_

8 Other Names to Be Indexed

9 Special Instructions

Special Recording Instructions (if any)

10 Conveyance Type

Private Sale with Improvements (1)    Private Sale Unimproved (2)    Multiple Accounts/Property (3)     All Other (4)

**IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER**

11 Assessment Information

Yes/No Will the property being conveyed be the grantee's principal residence?

Yes/No Does transfer include personal property? If yes, identify:

Yes/No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

New Owner's (Grantee) Mailing Address: \_\_\_\_\_

Assessment Use Only - Do Not Write Below This Line

Transfer Number	Year	Land	Buildings	Total	Transfer Date Received	Year	Land	Buildings	Total	Transfer Date Received	Part	Assessed Property No.	Block	Lot	Occ. Cd.
	19				19										

REMARKS: \_\_\_\_\_

Space Reserved for Circuit Court Clerk Recording Validation