

Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

June 27, 2025

MEMORANDUM

Sent via email to: Susan Ricketts susan@blackeyesusanproperties.com

TO: Susan Ricketts

FROM: Shepsura Page
Environmental Health Specialist
Well and Septic Program

DATE: 6/27/2025

RE: Demo Release
16491 Route 144,
Woodbine, MD 21797

This is to advise that the Howard County Health Department recommends issuance of a demolition permit for the dwelling on the above referenced property.

Current utility records show this parcel doesn't have access to public water/sewer & may require an approved perc certification plan under Howard County Code.

The existing dug well was properly abandoned. This task was completed by Fogle's Well Drilling on 6/10/2025.

The existing septic tank & drywell was properly crushed & filled. This task was completed by Colson's Septic Services on 5/2/2025.

LEHS, Shepsura Page, verified both abandonments on 6/26/2025.

If any other wells or septic systems are found during site work, please notify this office immediately.

Sincerely,

A handwritten signature in black ink, appearing to read 'SP', is written over the typed name 'Shepsura Page'.

Shepsura Page
Environmental Health Specialist
Howard County Health Department
Well and Septic Program

SITE INSPECTION SHEET

OWNER: Susan Ricketts PHONE #: _____

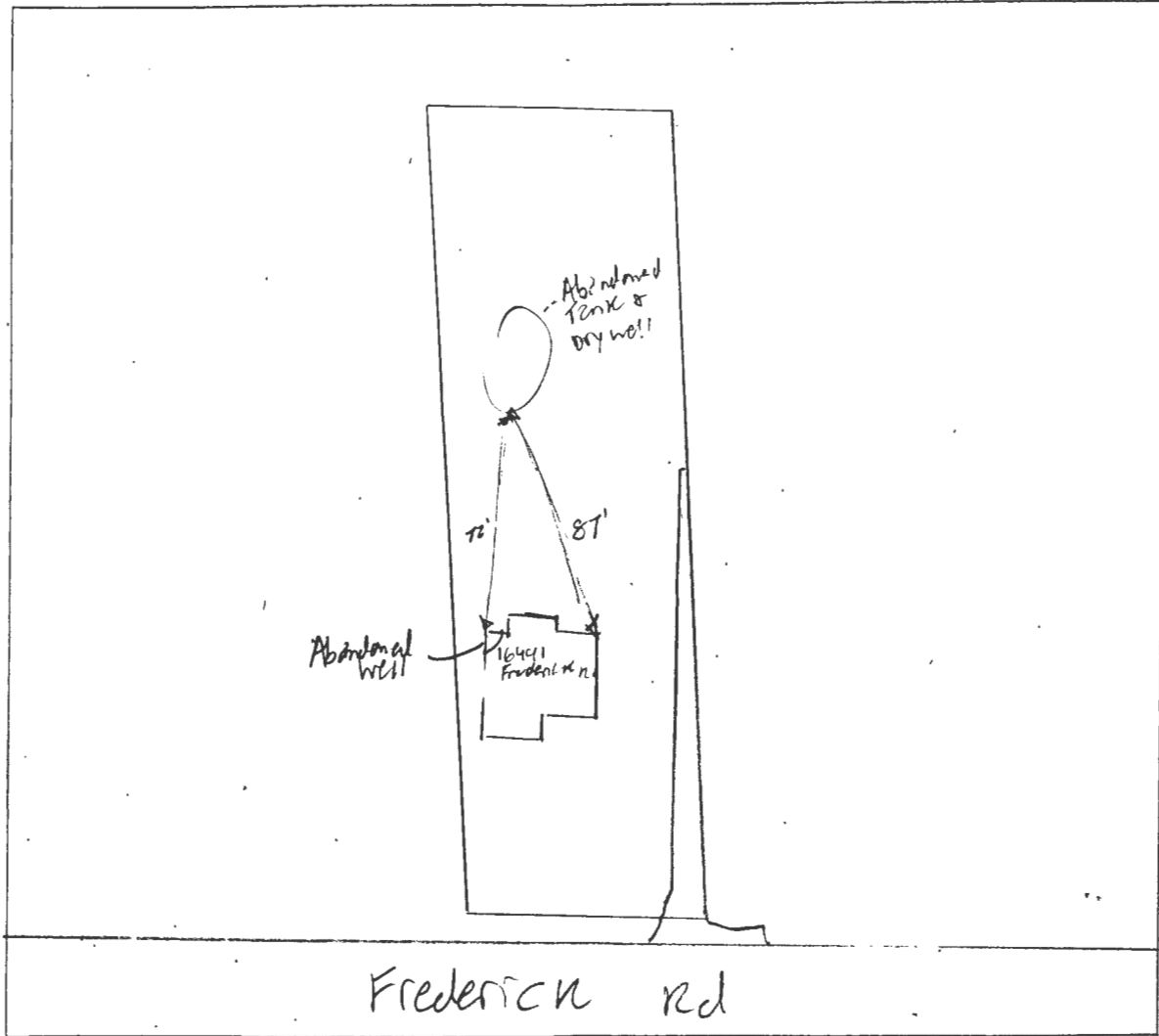
ADDRESS: 16491 Frederic Rd CONTRACTOR: Colson's Septic / Fogle's Drains

WELL TAG #: _____

SUBDIVISION: _____ LOT: _____ COUNTY #: 13

PROPOSAL: Property to be demolished, confirming well abandonment

LOCATION DIAGRAM



COMMENTS: 6/26/2025 - Met onsite w/ Susan Ricketts. Confirmed pit well in house has been successfully abandoned. (see attached pics), confirmed tank & vent successfully abandoned. SP

DATE: 6/26/2025

INSPECTOR: S. Rose

FILE INQUIRY NOTES

DATE	RESULTS OF REVIEW FOR FILE
5/22/2025	<p>Received phone call from Susan Ricketts about demo of 16491 Frederick Rd. Susan stated Colson's septic had abandoned ex. septic system 2 weeks prior & would like to keep dug well inside house for irrigation. Susan stated she plans on using property for ag & commercial use, no plans for septic system to be built or portable well to be used. (SP)</p>
	<p>See pics of septic abandonment from Colson's septic (SP)</p>
5/30/2025	<p>Received confirmation letter from Colson's septic about tank & DW abandonment (see attached). (SP)</p> <p>see email from 5/30/2025 for discussion about well abandonment needed. (SP)</p>
6/2/2025	<p>see email from 6/2/2025 re regarding property owner & deal in progress. (SP)</p>
6/26/2025	<p>confirmed WTS Abandoned. (SP) (see site inspection sheet)</p>
6/27/2025	<p>Released DEMO Letter. (SP) Approval Well Abandonment. (SP)</p>

WATER WELL ABANDONMENT-SEALING REPORT FORM

SUBMIT COPIES OF COMPLETED FORM TO:

- * COUNTY ENVIRONMENTAL AGENCY (contact MDE, WMA if address needed)
- * WELL OWNER
- * MDE, WATER MANAGEMENT ADMINISTRATION, WELL PROGRAM

OIC
6/27/2025
(SR)

DATE WELL ABANDONED: 6-10-25 (month/day/year)

* PERMIT NUMBER OF ABANDONED WELL (if any) _____

* PERMIT NUMBER OF REPLACEMENT WELL: _____

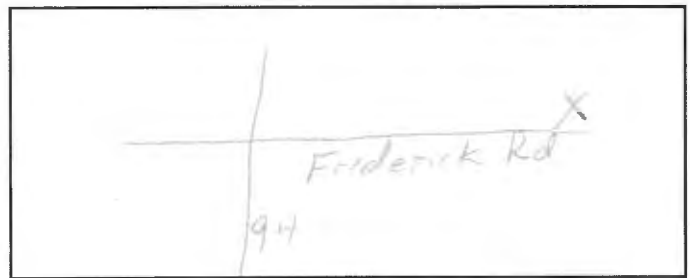
* PERSON ABANDONING WELL: Andrew Houseman WELL DRILLER'S LICENSE NUMBER: 224

CIRCLE: MWD / MSD / MGD

* OWNER'S NAME: Susan Ricketts

SITE LOCATION MAP

* WELL LOCATION:
COUNTY: Howard
NEAREST TOWN: Woodbine
TAX MAP 7 BLOCK 10 PARCEL 80
SUBDIVISION: _____
SECTION: _____ LOT: _____
STREET ADDRESS: 16491 Frederick Rd
(Route 144)



✓ LATITUDE 39.340645

✓ LONGITUDE 77.087245

LOG OF SEALING MATERIAL

MATERIAL	FEET	
	FROM	TO
<u>Bentonite</u>	<u>72</u>	<u>0</u>
VOLUME OF MATERIAL USED		
<u>Bentonite 1450 lbs</u>		

* TYPE OF WELL BEING ABANDONED:
 DRILLED JETTED
 BORED HAND DUG
 OTHER (specify) _____

* USE CODE:
 DOMESTIC MUNICIPAL/PUBLIC
 IRRIGATION INDUSTRIAL
 TEST/OBSERVATION GEOTHERMAL

* TYPE OF CASING:
 STEEL PLASTIC
 CONCRETE OTHER (specify) _____

SIZE OF CASING: 5-3/4 INCHES IN DIAMETER

DEPTH OF WELL: 72 FEET DEEP

WAS ANY CASING REMOVED? YES NO
If yes, length removed, in feet: _____

WAS CASING RIPPED OR PERFORATED? YES NO

SIGNATURE-MASTER WELL DRILLER OR SUPERVISING SANITARIAN LICENSE#

Andrew Houseman

224 MWD / MSD / MGS 6-10-25

CIRCLE ONE

DATE

COUNTY

Pursuant to § 10-624 of the State Govt. Article of the Maryland Code, personal info requested on this form is used in processing this form pursuant to COMAR 26.04.04. Failure to provide the info may result in this form not being processed. You have the right to inspect, amend, or correct this form. The Maryland Department of the Environment is subject to the Maryland Public Information Act. This form may be made available on the Internet via MDE's website and is subject to inspection or copying, in whole or in part, by the public and other governmental agencies, if not protected by federal or State Law.



6/26/2025 - Abandoned dug well inside House (P)

Page, Shepsura

From: Erick Rodriguez <Erick@signaturesettlements.com>
Sent: Monday, June 2, 2025 11:42 AM
To: Page, Shepsura
Cc: SUSAN@BLACKKEYEDSUSANPROPERTIES.COM
Subject: 16491 Frederick Road / #04-314158
Attachments: Recording Package.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good morning,

Our office handled the settlement of the above referenced property on 4/11/2025. As of 4/29/25 Howard County's Recordation office has been in receipt of the attached closing package to record. They're awaiting confirmation from SDAT for a recapture tax amount but communication is lacking from SDAT's end.

As of 4/11/2025, Blackeyed Susan Properties, LLC is the current owner of the property. If you have any questions or need further documentation to confirm proof of ownership, please let me know.

Best Regards,
Erick Rodriguez
Post Closer

[Click here to view our license](#)

Lawyers Signature Settlements, LLC
Conducting Settlements in MD, PA, VA and WV
5300 Westview Drive
Building 100, Suite 105
Frederick, MD 21703
301-695-1235 (p)
301-695-6009 (f)

Agent for Fidelity National Title and First American Title

If you receive an email or any other communication that appears to be generated from a Lawyers Signature Settlements employee that contains new, revised or altered bank wire instructions, consider it suspect and call our office at a number you trust. OUR WIRE INSTRUCTIONS DO NOT CHANGE.



This communication may contain confidential and or proprietary information. If you are not the individual or entity to which it is addressed, note that any review, disclosure, copying, re-transmission or other use is strictly prohibited. Please contact me immediately if you have received this in error and delete the material from your system.

Certificate Number
62285

Original



Department of Finance

3430 Court House Drive
Ellicott City, Maryland 21043
410-313-2389
recording@howardcountymd.gov

Statement of County Obligations

Expiration Date
05/05/2025

I, _____, Director of Finance, do hereby state that according to the records as of the date of this statement, all taxes on the above described property have been paid with the exception of the following:

Account	Plat	Lot	Unit	Libor	Folio
04-314158					528

Current Owner(s)	
DUVALL HOWARD WILLIAM PRICE JANET MARIE T/C 16491 ROUTE 144 WOODBINE, MD 21797	
Property Address	
.5 ACRE 16491 ROUTE 144 LISBON	

Paid	
Date Paid	Amount Paid
01/31/2025	1,891.08
Unpaid	
Amount Due	Good Through

Prior Year Taxes Due		
Year	Amount	Good Through
	130.86	

Improvement Levy		
Cycle	Amount	Due Date

Home Owners Tax Credits	
Amount	3,073.53
Call (410) 313-2389 for information	

Water & Sewer Information		
Account	Amount	Due Date

Notes:
Homeowner tax credit recapture \$3073.53 call 410-313-2389

All taxes and charges billed must be paid prior to recording a deed for the property, even if incurred subsequent to the issuance of the Statement of County Obligations. Annual tax bills are generated on July 1st and semiannual tax bills are generated on July 1st and December 1st of each year.

Lawyers Signature Settlements, LLC
File No. EM-16821T24
Tax ID # 04-314158

This Deed, made this 11 day of April, 2025, by and between **Janet Marie Price**, individually and as **Personal Representative of The Estate of Howard William Duvall**, deceased on or about **March 29, 2006**, GRANTOR, and **Blackeyed Susan Properties, LLC**, GRANTEE.

Whereas, on October 10, 2024, the Orphans' Court of Howard County, State of Maryland (the "Court") granted administration of the Estate of the Decedent to Janet Marie Price as Personal Representative of the Estate of the Decedent in Estate No. 18261

Whereas, Grantor in the capacity of Personal Representative of the Estate of the Decedent has complete and full power and authority by law to grant and convey the entire fee simple interest in the hereinafter described property; and

Whereas, as part of the administration of the Estate of the Decedent, Grantor desires to convey the entire fee simple estate in the hereinafter described property to the Grantee.

- **Witnesseth** -

That in consideration of the sum of One Hundred Ninety-Nine Thousand and 00/100 Dollars (\$199,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor as Personal Representative of the Estate of the Decedent, does hereby grant and convey to the said Grantee, in fee simple, all that lot of ground situate in the County of Howard, State of Maryland and described as follows, that is to say:

All of the interest in that lot or parcel of land situate lying and being on the National Pike (State Route 144, in the Fourth Election District of Howard County, Maryland, and more particularly described as follows:

BEGINNING at an iron pipe now set on the southwestern margin of the sixty-six foot wide right of way of the Baltimore to Frederick Road (State Route No. 144) said point being the Eastern Corner of that land, which by deed dated July 24, 1951, and recorded among the Land Records of Howard County in Liber M.W.B. NO. 226, folio 343 etc., was granted and conveyed by Henry Howard Hipsley and wife to Vernon E. Blair and wife, and running with the said road margin,

- (1) S. 65 degrees E. 83.94 feet to an iron pipe now set, thence leaving the said road
- (2) S. 21 degrees 15 feet W. 260.00 feet to an iron pipe now set,
- (3) N. 65 degrees W. 83.94 feet to a stone heretofore set on the southern corner of the aforementioned Conveyance to Blair, thence running with the third line of the Blair land;
- (4) N. 21 degrees 15 feet E. 260 feet to the place of beginning, containing 0.500 acres of land, more or less.

BEING the fee simple property which, by DEED dated August 25, 1993, and recorded in the Land Records of the County of Howard, Maryland, in Liber 2982, Folio 528, was granted and conveyed by DAISY BELLE GOAD, FORMERLY DAISY BELLE HIPSLEY DUVALL, FORMER WIFE OF THE LATE JOHN WILLARD DUVALL, AND HAVING SINCE REMARRIED unto JANET MARIE PRICE AND HOWARD WILLIAM DUVALL.

BEING the fee simple property which, by Deed of even date herewith and recorded immediately prior hereto in the Land Records of the County of Howard, Maryland, was granted and conveyed by Janet Marie Price, Personal Representative of the Estate of John Willard Duvall unto Janet Marie Price and the Estate of Howard William Duvall.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract 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 Blackeyed Susan Properties, LLC, in fee simple.

And Grantor does hereby covenant to execute such further assurances of the same as may be requisite.

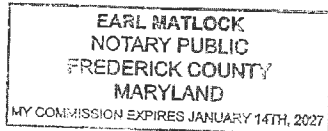
In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

By: Janet Marie Price (SEAL)
Janet Marie Price *personal representative*
By: Janet Marie Price (SEAL)
Janet Marie Price, Personal Representative
of The Estate of Howard William Duvall

STATE OF MARYLAND }
COUNTY OF FREDERICK } ss

I hereby certify that on this 11 day of April, 2025 before me, the undersigned officer, a Notary Public in and for the State aforesaid, personally appeared Janet Marie Price, individually and as Personal Representative, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged herself or himself to be the Personal Representative of the Estate of Howard William Duvall and who, in my presence, signed and sealed the foregoing Deed and acknowledged it to be his/her act and deed as Personal Representative of the foregoing Estate, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



[Signature]
Notary Public
My Commission Expires: 1/14/2027

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

[Signature]
Katrina Hallein, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Blackeyed Susan Properties, LLC
327 East Ridgeville Boulevard, Unit 144
Mount Airy, MD 21771

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Janet Marie Price

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

16491 Frederick Road, Woodbine, MD 21797

3. Reasons for Exemption

Resident Status As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors


Witness

Janet Marie Price 4/11/25
Name **Date

Janet Marie Price
Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name **Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor The Estate of Howard William Duvall

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
16491 Frederick Road, Woodbine, MD 21797

3. Reasons for Exemption

Resident Status As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

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Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

THE ESTATE OF HOWARD WILLIAM DUVALL

Name of Entity

By

Janet Marie Price P.R.

Janet Marie Price

4/11/25

Name

**Date

Personal Representative

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Howard
 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)

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.)						
	<input checked="" type="checkbox"/> Deed <input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Mortgage <input type="checkbox"/> Lease	<input type="checkbox"/> Other	<input type="checkbox"/> Other				
2	Conveyance Type Check Box	<input checked="" type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms- Length Sale [9]			
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation State Transfer County Transfer						
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration				
		Purchase Price/Consideration	\$ 199,000.00	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	Fees	Amount of Fees		Doc. 1	Doc. 2			
		Recording Charge	\$ 20.00	\$	Agent:			
		Surcharge	\$ 40.00	\$	Tax Bill:			
		State Recordation Tax	\$ 995.00	\$	C.B. Credit:			
		State Transfer Tax	\$ 995.00	\$	Ag. Tax/Other:			
		County Transfer Tax	\$ 2,487.50	\$				
		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	
			04-314158	2982/528				<input type="checkbox"/> (5)
		Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
						2982/528		
		Location/Address of Property Being Conveyed (2)						
		16491 Frederick Road, Woodbine, MD 21797						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/>	Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/>	Amount:	N/A			
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Description/Amt. of SqFt/Acreage Transferred: N/A					
	If Partial Conveyance, List Improvements Conveyed: N/A							
7	Transferred From	Doc. 1 -- Grantor(s) Name(s)			Doc. 2 -- Grantor(s) Name(s)			
		The Estate of Howard William Duvall						
		Janet Marie Price						
		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)			
		Blackeyedsusan Properties, LLC						
		New Owner's (Grantee) Mailing Address						
		327 East Ridgeville Boulevard, Unit 144, Mount Airy, MD 21771						
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 type="checkbox"/> Return to Contact Person	
		Name: Nick Garth				<input type="checkbox"/> Hold for Pickup		
		Firm: Lawyers Signature Settlements, LLC						
		Address: 5300 Westview Drive, Suite 105 Frederick, MD 21703 Phone: (301) 695-1235				<input checked="" type="checkbox"/> Return Address Provided		
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
	Assessment Information	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?					
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____					
		<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							
	Terminal Verification	Agricultural Verification	Whole	Part	Tran. Process Verification			
	Transfer Number	Date Received:	Deed Reference:	Assigned Property No.:				
	Year: 20	20	Geo. Map	Sub	Block			
	Land	Zoning	Grid	Plat	Lot			
	Buildings	Use	Parcel	Section	Occ. Cd.			
	Total	Town Cd.	Ex. St.	Ex. Cd.				
	REMARKS:							

Space Reserved for County Validation

Page, Shepsura

From: Page, Shepsura
Sent: Monday, June 2, 2025 10:37 AM
To: SUSAN RICKETTS
Subject: RE: PID #04-314158 - 16491 Frederick Road, Woodbine, MD 21797 - Price to Blackeyed Susan Properties

Ms. Ricketts,
Thank you! I'll keep a look out for the well abandonments coming in from Fogles. Also, the emails should be fine. But it would be great if we could get something from the title companies stating you're the new owner?

Thanks,

Shepsura Page, EH Specialist
Well & Septic Program
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD 21045
410-313-1789 (Office)
410-313-2648 (Fax)
www.hchealth.org
spage@howardcountymd.gov



twitter.com/HoCoHealth



facebook.com/HoCoHealth



instagram.com/hocohealth

CONFIDENTIALITY NOTICE

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From: SUSAN RICKETTS <SUSAN@BLACKKEYEDSUSANPROPERTIES.COM>
Sent: Saturday, May 31, 2025 10:03 AM
To: Page, Shepsura <spage@howardcountymd.gov>
Subject: Fw: PID #04-314158 - 16491 Frederick Road, Woodbine, MD 21797 - Price to Blackeyed Susan Properties


Maryland Department of Assessments and Taxation
Taxpayer Services Division

301 West Preston Street W Baltimore, MD 21201 (2007 vw5.1)

[Main Menu](#) | [Security Interest Filings \(UCC\)](#) | [Business Entity Information](#)
[\(Charter/Personal Property\) New Search](#) | [Rate Stabilization Notices](#) | [Get Forms](#) | [Certificate of Status](#) | [SDAT Home](#)

Taxpayer Services Division

Entity Name: BLACKEYED SUSAN PROPERTIES, LLC
Dept ID #: W12132718

[General Information](#) | [Amendments](#) | [Personal Property](#) | [Certificate of Status](#)

Principal Office #144
(Current): 327 E. RIDGEVILLE BLVD.
 MT. AIRY, MD 21771

Resident Agent SUSAN M. RICKETTS
(Current): #144
 327 E. RIDGEVILLE BLVD.
 MT. AIRY, MD 21771

Status: ACTIVE

Good Standing: Yes

Business Code: Other

Date of
Formation or 09/13/2007
Registration:

State of
Formation: MD

Stock/Nonstock: N/A

Close/Not Close: Unknown

Link Definition

General Information General information about this entity
Amendments Original and subsequent documents filed
Personal Property Personal Property Return Filing Information and Property Assessments
Certificate of Status Get a Certificate of Good Standing for this entity

ARTICLES OF ORGANIZATION
OF

BLACKEYED SUSAN PROPERTIES, LLC

THE UNDERSIGNED, Susan M. Ricketts, 327 E. Ridgeville Boulevard #144, Mt. Airy, Maryland 21771, being authorized to sign these articles, hereby certifies as follows:

FIRST: The name of the limited liability company (hereinafter referred to as the "Company") is:

BLACKEYED SUSAN PROPERTIES, LLC

SECOND: The duration of the Company shall be perpetual.

THIRD: The Company is formed for the purpose of carrying on any lawful business for which limited liability companies may be formed under the Maryland Limited Liability Company Act, Title 4A of the Corporations and Associations Article of the Annotated Code of Maryland (the "Act"), which may include engaging in the business of real property, and doing any and all things necessary, convenient or incidental to the foregoing. The Company shall have all powers now or hereafter conferred by the laws of the State of Maryland on limited liability companies.


FOURTH: The name and address of the resident agent of the Company are those of the Organizer. The address of the principal office of the Company in the State of Maryland is that of the Organizer.

FIFTH: The relations of the members and the affairs of the Company shall be governed by the Act as well as a written operating agreement which may be executed at such time as the membership exceeds the number of one (1) individual, and which may be amended from time to time as set forth therein.

SIXTH: As permitted in Section 4A-401(a)(3) of the Act, the organizer, who is the sole member of the Company, is thereby authorized to act for the company. Upon admission of additional members, the authority of members to act for the Company solely by virtue of their being members shall be limited as set forth in the operating agreement of the Company.

IN WITNESS WHEREOF, the undersigned acknowledges that these Articles of Organization are his act and that the matters and facts set forth herein are true in all material respects, and that he has executed these Articles of Organization under seal as of the 16th day of September 2007.

WITNESS:



Resident Agent

Return to:
Timothy S. Barkley, Sr., Esquire
BARKLEY LAW OFFICE, P.C.
P.O. Box 1136
Mt. Airy, Maryland 21771-1136
301-829-3778
866-295-6950 Fax

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Shepsura,

Thank you for the follow-up. I am in contact with Fogles to schedule the well abandonment. Please see the below email correspondence between Lawyers Signature settlement Title company , Howard County and the State of Maryland in reference to the deed transfer. I have also attached the articles of organization showing that I am the owner of Blackeyedsusan properties LLC. So, when SDAT makes the update to the system there should be no reason to delay the release letter to get the demolition permit. I purchased this property on April 11, 2025. The recordation should have been completed weeks ago.

Kind Regards,

Susan Ricketts

From: Erick Rodriguez <Erick@signaturesettlements.com>

Sent: Friday, May 30, 2025 9:08 AM

To: SUSAN RICKETTS <SUSAN@BLACKKEYEDSUSANPROPERTIES.COM>

Subject: FW: PID #04-314158 - 16491 Frederick Road, Woodbine, MD 21797 - Price to Blackeyed Susan Properties

Good morning Susan,

Below is the latest update I received from Howard County's Recordation office. I honestly don't know why there is a hold up in receiving the confirmation they need from SDAT. I will reach out to SDAT today and see how they can get this resolved with Howard County.

Best Regards,

Erick Rodriguez

Post Closer

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Lawyers Signature Settlements, LLC

Co-acting Settlements in MD, PA, VA and WV

5300 Westview Drive

Building 100, Suite 105

Frederick, MD 21703

301-695-1235 (p)

301-695-6009 (f)

Agent for Fidelity National Title and First American Title

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From: Bennett, Leslie <lbennett@howardcountymd.gov>

Sent: Thursday, May 29, 2025 3:46 PM

To: Erick Rodriguez <Erick@signaturesettlements.com>

Cc: recordation <recordation@howardcountymd.gov>

Subject: RE: PID #04-314158 - 16491 Frederick Road, Woodbine, MD 21797 - Price to Blackeyed Susan Properties

Good Afternoon Erick,

Email inquiries were sent on April 30th and May 8th, but we have not received a response. Their email address is sdat.homeowners@maryland.gov and the phone number is 410-767-5900.

Usually that is the most efficient way to contact them. We can try to reach them via phone tomorrow.

You may wish to try and contact them as well since they are the determining factor.

Thanks,

Howard County Government

Recordation Tax Office

410-313-2088

From: Erick Rodriguez <Erick@signaturesettlements.com>

Sent: Thursday, May 29, 2025 9:10 AM

To: recordation <recordation@howardcountymd.gov>

Subject: RE: PID #04-314158 - 16491 Frederick Road, Woodbine, MD 21797 - Price to Blackeyed Susan Properties

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Good morning,

Have you heard anything from SDAT?

Best Regards,

Erick Rodriguez

Post Closer

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From: recordation <recordation@howardcountymd.gov>

Sent: Friday, May 23, 2025 9:25 AM

To: Erick Rodriguez <Erick@signaturesettlements.com>; recordation <recordation@howardcountymd.gov>

Subject: RE: PID #04-314158 - 16491 Frederick Road, Woodbine, MD 21797 - Price to Blackeyed Susan Properties

Good morning,

I will speak to my supervisor to see if she can reach out to SDAT again. I should have an answer for you by next week. Thank you for your patience and understanding.

Thank you,

Howard County Government

Recordation Tax Office

From: Erick Rodriguez <Erick@signaturesettlements.com>

Sent: Friday, May 23, 2025 9:18 AM

To: recordation <recordation@howardcountymd.gov>

Subject: RE: PID #04-314158 - 16491 Frederick Road, Woodbine, MD 21797 - Price to Blackeyed Susan Properties

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good morning,

Thank you for the update. How long do you anticipate it will take to receive confirmation from SDAT? The new owner is looking to have some work done on the home but they need the ownership to be updated before they can begin.

Best Regards,

Erick Rodriguez

Post Closer

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From: recordation <recordation@howardcountymd.gov>

Sent: Thursday, May 22, 2025 4:03 PM

To: Erick Rodriguez <Erick@signaturesettlements.com>

Subject: RE: PID #04-314158 - 16491 Frederick Road, Woodbine, MD 21797 - Price to Blackeyed Susan Properties

Good afternoon,

We are waiting on a confirmation from SDAT for the recapture amount.

Thank you,

Howard County Government

Recordation Tax Office

From: Erick Rodriguez <Erick@signaturesettlements.com>

Sent: Wednesday, May 21, 2025 4:33 PM

To: recordation <recordation@howardcountymd.gov>

Subject: PID #04-314158 - 16491 Frederick Road, Woodbine, MD 21797 - Price to Blackeyed Susan Properties

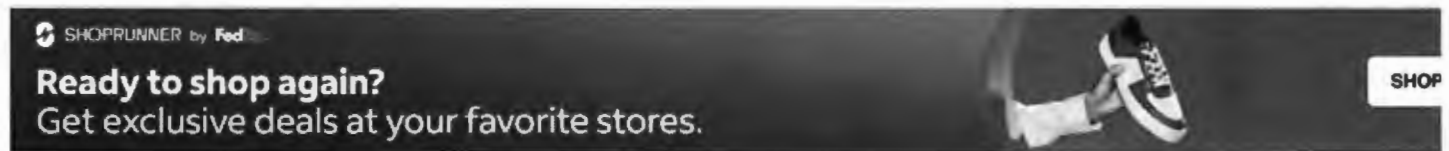
[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good afternoon,

I'm reaching out to check on the status of a recording package we FedEx'd to your office for the above referenced property. The delivery confirmation is below.


Tracking ID: 880866322155  

Local Scan 




SHOPRUNNER by FedEx

Ready to shop again?
Get exclusive deals at your favorite stores.



SHOP

 **Delivered**
Tuesday, 4/29/25 at 8:53 AM
Signed for by: S.Smoba

 [View more details](#)

 [Obtain proof of delivery](#)

 [Report missing package](#)

From
Frederick,MD US

To
Ellicott City,MD US
[View delivery address](#)

Best Regards,

Erick Rodriguez

Post Closer

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Lawyers Signature Settlements, LLC

Conducting Settlements in MD, PA, VA and WV

5300 Westview Drive

Building 100, Suite 105

Frederick, MD 21703

301-695-1235 (p)

301-695-6009 (f)

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Page, Shepsura

From: Page, Shepsura
Sent: Friday, May 30, 2025 3:50 PM
To: SUSAN RICKETTS
Subject: RE: 16491 Frederick Rd- Demo Application
Attachments: MD Licensed Well Drillers.pdf

Good Afternoon Ms. Ricketts,

After discussing your application with my superiors. We have concluded you will need to abandon the well inside your home since you will not be using it for its intended purpose; potable source for drinking. Per COMAR 26.04.04.34 *The Approving Authority may require a well owner to abandon and seal a well if it... Is no longer needed for its intended purpose.* In addition dug wells are frowned upon for its susceptibility to contamination, Howard County pushes to abandon as many as we can.

Please contact a well driller to properly abandon your well, see attached list of licensed well drillers

In addition, the deed is of concern. And the demo request has your LLC as the current owner, this does not match Maryland Property Database (SDAT). Can you re-do the form with the current owners name? Also do you have any documentation stating the deed/transaction is in progress?

Thanks,

Shepsura Page, EH Specialist
Well & Septic Program
Howard County Health Department
8930 Stanford Blvd.
Columbia, MD 21045
410-313-1789 (Office)
410-313-2648 (Fax)
www.hchealth.org
spage@howardcountymd.gov



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From: SUSAN RICKETTS <SUSAN@BLACKEYEDSUSANPROPERTIES.COM>
Sent: Thursday, May 22, 2025 12:02 PM
To: Page, Shepsura <spage@howardcountymd.gov>
Subject: Re: 16491 Frederick Rd- Demo Application

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Shep,

I have attached the Demo request. Please be advised that I settled on this property on April 11th and HoCo has not recorded the sale. So, I have not received the deed as of this email.

Kind Regards,

Susan Ricketts

From: Page, Shepsura <spage@howardcountymd.gov>
Sent: Thursday, May 22, 2025 11:24 AM
To: SUSAN RICKETTS <SUSAN@BLACKEYEDSUSANPROPERTIES.COM>
Cc: Wolf, Kevin <KWolf@howardcountymd.gov>
Subject: 16491 Frederick Rd- Demo Application

Susan,

Thank you for speaking on the phone. Please fill out and send back the attached Demo Request Form for your property.

Thanks,

Shepsura Page, EH Specialist

Well & Septic Program

Howard County Health Department

8930 Stanford Blvd.

Columbia, MD 21045

410-313-1789 (Office)

410-313-2648 (Fax)

www.hchealth.org

spage@howardcountymd.gov



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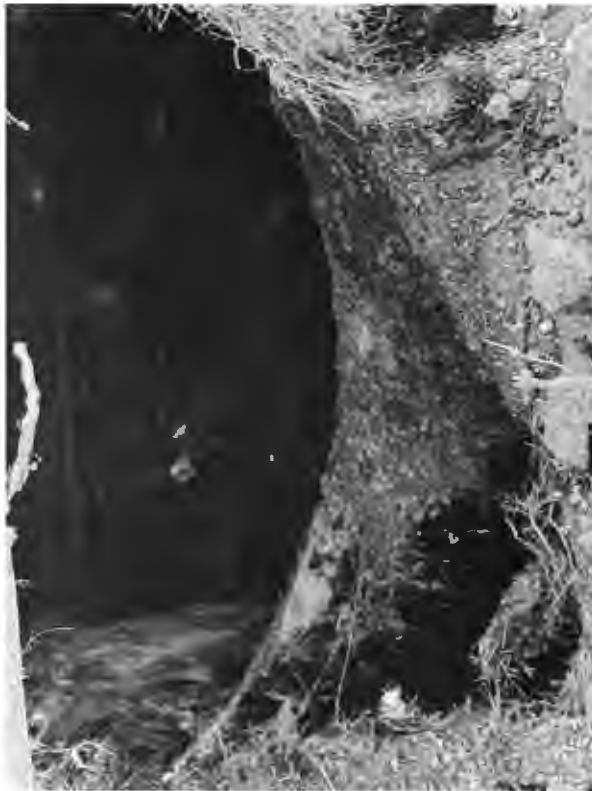
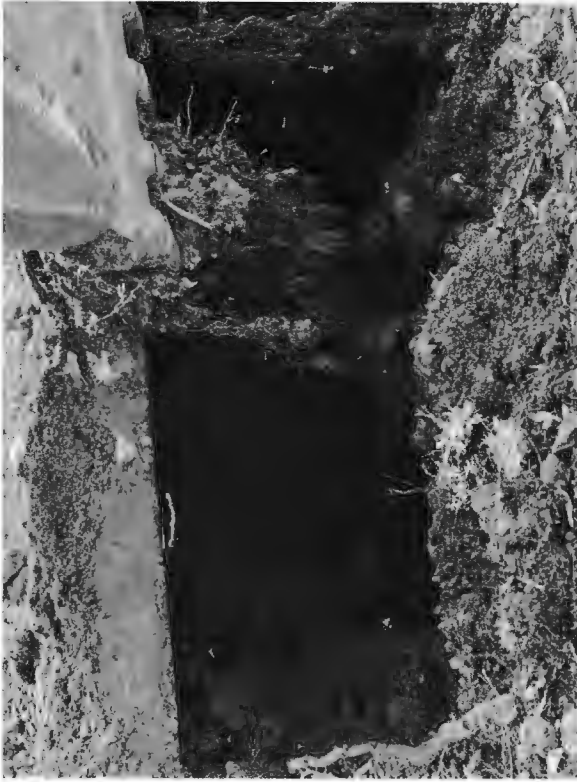
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Colson's Septic Service
Ricky Colson Jr.
1834 West Liberty Road
Westminster, MD 21157
colsonsseptic@gmail.com
(443)-536-9382
License # P-00333-U

May 30th, 2025

On May 2nd 2025, Colson's Septic abandoned a septic system located at 16491 Frederick Road Woodbine, MD 21797 for Susan Ricketts. We found the line leading to the septic tank, which was a hand made cinderblock tank. It didn't have any sewage in it. We collapsed that and filled it in with dirt. We followed the outlet pipe to a drywell that was not full of any sewage. We collapsed the lid and filled it in with dirt. I have attached some pictures below if needed.

Ricky Colson
Owner of Colson's Septic



5/22/2025 - Received pictures from Colson's septic of abandoned septic system (SP)



5/22/2025 - Received pictures from Colson's septic of abandoned septic system. (SP)

Maura J. Rossman, M.D., Health Officer

Demolition Request Form
 (Fill in all blanks)

Information of Property to be demolished:

Blackey Johnson Properties LLC ^(Rowleyville)
 Current Owner's Name
 16491 Frederick Rd Woodbine Md 21797
 Property Address

Subdivision (if applicable) _____ Lot # _____
 Howard Johnson Rural
 All Prior Owners' Names (if requested or known) Tax Map Parcel # Tax ID #
 0007 0080 314158

Have not habitable
 Purpose/Reason for Demolition

New land to be used to grow vegetables
 Future plans of property after demo (i.e. subdivision, parking lot, re-build new house, etc...)

If a subdivision, SDP# _____ Has the structure(s) been deemed unsafe by DILP YES NO

UTILITY RECORDS:

Property currently connected to public water YES NO

Property currently connected to public sewer YES NO

Does the property currently have any wells and/or septic systems YES NO
 → Explain: well is on the basement of the cesspool and dry well has been abandoned by Culson Septic well water to be used to water plants

*Note: Any wells and/or septic systems that are to remain may require an approved percolation certification plan under Howard County Code Sec. 3.805

*Note: Any septic systems that are to be abandoned must be done by a septic contractor with documentation of the process.

*Note: All abandoned wells are to be sealed by a well driller licensed by the Maryland State Board of Well Drillers COMAR Sec 26.04.04.11 Abandonment Standards D (3)

COMMENTS:

Susan Ricketts
 Applicant's Name (please print) 410-302-8075
 Applicant's Phone #

Susana@blackeyjohnsonproperties.com
 Applicant's Email Applicant's Fax #

Susan Ricketts
 Applicant's Signature Date 5/22/25

(revised 10-25-18 MJD)

Real Property Data Search ()
 Search Result for HOWARD COUNTY

[View Map](#) [No Ground Rent Redemption on File](#) [No Ground Rent Registration on File](#)

Special Tax Recapture: HOMEOWNERS TAX CREDIT

Account Number: District - 04 Account Identifier - 314158

Owner Information

Owner Name: DUVALL HOWARD WILLIAM EST OF PRICE JANET MARIE Use: RESIDENTIAL
 Mailing Address: 16491 ROUTE 144 WOODBINE MD 21797 Principal Residence: YES
 Deed Reference: /22734/ 00071

Location & Structure Information

Premises Address: 16491 ROUTE 144 WOODBINE 21797-0000 Legal Description: .5 ACRE 16491 ROUTE 144 LISBON

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0007 0010 0080 4010102.14 1002 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1956 936 SF 21,780 SF

StoriesBasementType Exterior QualityFull/Half BathGarageLast Notice of Major Improvements
 1 YES STANDARD UNITWOOD SHINGLE/4 1 full

Value Information

	Base Value	Value		
		As of 01/01/2023	As of 07/01/2024	As of 07/01/2025
Land:	250,300	200,300		
Improvements	82,900	110,300		
Total:	333,200	310,600	310,600	310,600
Preferential Land:	0	0		

Transfer Information

Seller: DUVALL HOWARD WILLIAM Date: 04/28/2025 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /22734/ 00071 Deed2:

Seller: DUVALL DAISY B & HUSBAND Date: 09/07/1993 Price: \$0
 Type: ARMS LENGTH MULTIPLE Deed1: /02982/ 00528 Deed2:

Seller: Date: Price:
 Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2024 07/01/2025
 County: 000 0.00
 State: 000 0.00
 Municipal: 000 0.00|0.00 0.00|0.00

Special Tax Recapture: HOMEOWNERS TAX CREDIT

Homestead Application Information

Homestead Application Status: Denied 05/12/2014

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: Completed with credit for 2024 Date: 11/16/2024

As of
 5/22/2025
