





Tax ID: 1112298412

Metropolitan Regional Information Systems, Inc.

Page 1 of 1

County: FREDERICK

Full Tax Record

25-Jan-2010

6:27 pm

Property Address: 354 JEFFERSON PIKE, UNKNOWN MD

Legal Subdiv/Neighborhood: THE GREAT CREVASSE

Condo/Coop Project:

Absent Owner: Yes

Incorporated City:

Owner Name: DOUG SAUNDERS

Company Owner:

Addtl: LISA

Care of Name:

MAILING ADDRESS: 14819 HARRISVILLE RD, MOUNT AIRY, MD 21771 8312

LEGAL DESCRIPTION: LOT 1 SECT 1 10.36 ACRES THE GREAT CREVASSE

Mag/Dist #: 12

Lot: 1

Block/Square:

Election District: 12

Legal Unit #:

Grid: 16

Tax Map:

Section: 1

Subdiv Ph:

Addl Parcel Flag#:

Map: 91

Map Suffix:

Suffix:

Parcel: 57

Sub-Parcel:

Historic ID:

Agri Dist:

Plat Folio: 88

Plat Liber: 84

Tax Year 2009

Total Tax Bill: \$2,649

City Tax:

Tax Levy Year: 2009

State/County Tax: \$2,461

Refuse:

Tax Rate: 1.05

Spec Tax Assmt: \$188

Exempt Class: 000

Homestd/Exempt Status:

Front Foot Fee:

Tax Class:

Mult. Class:

ASSESSMENT

Year Assessed

Total Tax Value

Land

Improvement

Land Use

2009

\$234,800

\$234,800

\$0

2008

\$197,666

\$123,400

\$0

2007

\$0

\$0

\$0

DEED

Deed Liber: 7019

Deed Folio: 640

Transfer Date

Price

Grantor

Grantee

26-Jun-2008

\$0

SAUNDERS, DOUG

SAUNDERS, DOUG & LISA

27-Mar-2008

\$0

VICTORY GROUP, LLC

SAUNDERS, DOUG

PROPERTY DESCRIPTION

Year Built: 0

Zoning Code:

Census Trct/Blck: /

Irregular Lot:

Square Feet: 451,282

Acreage: 10.36

Land Use Code: Residential

Plat Liber/Folio: 84/88

Property Card:

Property Class: R

Quality Grade:

Road Description:

Zoning Desc:

Xfer Devel.Right:

Road Frontage:

Prop Use: RESIDENTIAL

Site Influence:

Topography:

Building Use:

Sidewalk:

Lot Description:

Pavement:

STRUCTURE DESCRIPTION

Section 1

Section 2

Section 3

Section 4

Section 5

Construction:

Story Type:

Description:

Dimensions:

Area:

Foundation:

Ext Wall:

Stories:

Total Building Area:

Patio/Deck Type:

Sq Ft:

Balcony Type:

Sq Ft:

Attic Type:

Sq Ft:

Rooms:

Bedrooms:

Full Baths:

Half Baths:

Baths:

Other Rooms:

Other Amenities:

Appliances:

Gas:

Heat:

Electric:

Water:

Roofing:

Style:

Units: 0

Fireplace Type:

Bsmt Type:

Bsmt Tot Sq Ft:

Bsmt Fin Sq Ft:

Bsmt Unfin Sq Ft:

Living Area: 0

Porch Type:

Pool Type:

Roof Type:

Air Conditioning:

Interior Floor:

Outbuildings:

Sewer:

Underground:

# of Dormers:

Year Remodeled:

Model/Unit Type:

Base Sq Ft:

Sq Ft:

Sq Ft:

Fireplaces:

Garage Type:

Garage Const.:

Garage Sq Ft:

Garage Spaces:

Fuel:

Walls:

Tax Record Updated: 16-Sep-2009

Courtesy of: Bonnie Winkler & Maureen Nichols

Home: (301) 639-3939

Office: (301) 831-5600

Cell: (301) 639-3939

Email: bwinkler@mrms.com

Company: RE/MAX Realty Group

Office: (301) 831-5600

Fax: (301) 831-7412

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Information is believed to be accurate, but should not be relied upon without verification.

Accuracy of square footage, lot size and other information is not guaranteed.



Tax ID: 1112289383

Metropolitan Regional Information Systems, Inc.

County: FREDERICK

Full Tax Record

Property Address: JEFFERSON PIKE, KNOXVILLE MD 21758

Legal Subdiv/Neighborhood:

Condo/Coop Project:

Incorporated City:

Absent Owner: Yes

Owner Name: DOUG SAUNDERS

Company Owner:

Addtl: LISA

Care of Name:

MAILING ADDRESS: 14819 HARRISVILLE RD, MOUNT AIRY, MD 21771 8312

LEGAL DESCRIPTION: IMPS8.80 ACRES N S OLD R. 340 NR KNOXVILLE

Mag/Dist #: 12

Lot:

Block/Square:

Election District: 12

Legal Unit #:

Grid: 16

Section:

Subdiv Ph:

Addl Parcel Flag/#:

Tax Map:

Map Suffix:

Suffix:

Parcel: 21

Map: 91

Historic ID:

Agri Dist:

Plat Folio: 88

Sub-Parcel:

Tax Year 2009

Plat Liber: 84

Total Tax Bill: \$2,483

City Tax:

Tax Levy Year: 2009

State/County Tax: \$2,307

Refuse:

Tax Rate: 1.05

Spec Tax Assmt: \$176

Exempt Class: 000

Homestd/Exempt Status:

Front Foot Fee:

Tax Class:

Mult. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2009	\$220,090	\$219,000	\$1,090	
2008	\$186,922	\$119,500	\$1,090	
2007	\$123,356	\$65,520	\$1,090	

DEED

Deed Liber: 7019

Deed Folio: 640

Transfer Date	Price	Grantor	Grantee
26-Jun-2008	\$0	SAUNDERS, DOUG	SAUNDERS, DOUG & LISA
27-Mar-2008	\$0	VICTORY GROUP, LLC.	SAUNDERS, DOUG
28-Nov-2005	\$680,000	LL POH CORPORATION	VICTORY GROUP, LLC.

PROPERTY DESCRIPTION

Year Built: 1910  
 Irregular Lot:  
 Land Use Code: Residential  
 Property Class: R  
 Zoning Desc:  
 Prop Use: RESIDENTIAL  
 Building Use:  
 Lot Description:

Zoning Code:  
 Square Feet: 383,328  
 Plat Liber/Folio: 84/88  
 Quality Grade: LOW COST  
 Xfer Devel. Right:  
 Site Influence:

Census Trct/Blck: /  
 Acreage: 8.80  
 Property Card:  
 Road Description:  
 Road Frontage:  
 Topography:  
 Sidewalk:  
 Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:	Frame				
Story Type:	1				
Description:					
Dimensions:					
Area:	230				
Foundation:		Roofing: Metal		# of Dormers:	
Ext Wall:		Style:		Year Remodeled:	
Stories: 1		Units: 1		Model/Unit Type: SINGLE FAMILY UNIT	
Total Building Area:			Living Area: 230	Base Sq Ft: 230	
Patio/Deck Type:	Sq Ft:		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type:		Fireplaces:	
Bedrooms:		Bsmt Type:		Garage Type: Attached	
Full Baths: 0		Bsmt Tot Sq Ft: 0		Garage Const.: FRAME	
Half Baths: 0		Bsmt Fin Sq Ft:		Garage Sq Ft: 228	
Baths: 0.00		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat:		Sewer: Public	Fuel:	
Electric:	Water:		Underground:	Walls:	

Tax Record Updated : 16-Sep-2009

Courtesy of: Bonnie Winkler & Maureen Nichols  
 Home: (301) 639-3939 Office: (301) 831-5600  
 Cell: (301) 639-3939 Email: bwinkler@mris.com  
 Company: RE/MAX Realty Group  
 Office: (301) 831-5600 Fax: (301) 831-7412

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**CONSERVATION EASEMENT ADDENDUM**

ADDENDUM # \_\_\_\_\_ dated \_\_\_\_\_ to Contract of Sale dated \_\_\_\_\_,  
between Buyer \_\_\_\_\_ and  
Seller Doug Saunders, Lisa Saunders for Property known  
as Lot 1 & Parcel A Jefferson Pike, Knoxville, MD 21758

**THE PROPERTY IS ENCUMBERED BY ONE OR MORE CONSERVATION EASEMENTS OR OTHER RESTRICTIONS LIMITING OR AFFECTING USES OF THE PROPERTY. MARYLAND LAW REQUIRES THAT THE VENDOR DELIVER TO THE BUYER COPIES OF ALL CONSERVATION EASEMENTS ON OR BEFORE THE DAY THE CONTRACT IS ENTERED INTO. THE BUYER SHOULD REVIEW ALL CONSERVATION EASEMENTS CAREFULLY TO ASCERTAIN THE BUYER'S RIGHTS, RESPONSIBILITIES AND OBLIGATIONS UNDER THE CONSERVATION EASEMENTS, INCLUDING ANY REQUIREMENT THAT AFTER THE SALE THE BUYER MUST INFORM THE OWNER OF THE CONSERVATION EASEMENT OF THE SALE OF THE PROPERTY.**

A Buyer who receives this notice and copies of the easements on or before entering into a contract of sale for the Property does not have a right to rescind the contract of sale based on the information received from the Seller.

A Buyer who does not receive this notice and copies of the easements on or before entering into a contract of sale for the Property, on written notice to the Seller or Seller' Agent:

1. Has the unconditional right to rescind the contract at any time before, or within 5 days after, receipt of the notice and copies of the easement; and
2. Is entitled to the immediate return of any deposits made in accordance with the contract.

Within 30 calendar days after settlement, the Buyer shall notify the owner of a Conservation Easement of the sale of the Property. The notification shall include, to the extent reasonably available:

1. The name and address of the Buyer;
2. The name of the Seller;
3. The address of the Property; and
4. The date of the sale of the Property.

Seller and Buyer shall be entitled to rely upon the conservation easement recorded in the Land Records of the County where the Property is located in satisfaction of the requirements of this Addendum.

***All other terms and conditions of the Contract of Sale remain in full force and effect.***

\_\_\_\_\_  
Buyer Signature Date

Doug Saunders 1/25/10  
Seller Signature Date  
Doug Saunders

\_\_\_\_\_  
Buyer Signature Date

Lisa Saunders 1/25/10  
Seller Signature Date  
Lisa Saunders

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TAX ID #12-291132 and 12-289383

FOREST RESOURCE DEED OF EASEMENT/MAINTENANCE COVENANTS AND AGREEMENT The Great Crevasse

Handwritten signature and date 3/1/04

THIS FOREST RESOURCE DEED OF EASEMENT/MAINTENANCE COVENANTS AND AGREEMENT is made this 24th day of February, 2004, by and between L.L. POH CORPORATION, a Virginia corporation ("Grantor"), and the BOARD OF COUNTY COMMISSIONERS OF FREDERICK COUNTY, MARYLAND, a body corporate and politic of the State of Maryland ("Grantee").

WHEREAS, the Grantor is the owner of a certain tract(s) of land located in Frederick County, Maryland, over and across which it is necessary to provide an area for the conservation, protection and, where applicable, the planting of trees to produce forested areas as provided for in the Frederick County Forest Resource Ordinance (hereinafter "Forest Conservation Area") and access to the Forest Conservation Area; and

WHEREAS, it is necessary to provide for the future protection, maintenance and inspection of the Forest Conservation Area.

WITNESSETH: That for and in consideration of the sum of Five Dollars (\$5.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey unto the Board of County Commissioners of Frederick County, Maryland, its successors and assigns, for the purpose of creating a Forest Conservation Area, the perpetual Forest Conservation Area Easement and Access Easement right(s)-of-way being more particularly described on EXHIBIT A which is attached hereto and incorporated herein by reference; through and across the real estate located in Frederick County, Maryland, being part of the land which was conveyed unto Grantor by a Deed from David I. Stephenson, dated July 26, 2001, and recorded among the Land Records of Frederick County, Maryland, in Liber 2941, folio 1250, and a Deed from Kenneth Cook and Vearl Ann Cook, Personal Representatives of the Estate of James R. Eagle, who died on or about August 13, 1999, Estate #23,134, dated July 26, 2001, and recorded among the aforesaid Land Records in Liber 2941, folio 1273.

TO HAVE AND TO HOLD said Forest Conservation Area Easement and Access Easement right(s)-of-way, together with the rights and privileges appurtenant to its/their proper use and benefits, forever by the Grantee, its successors and assigns, in accordance with the terms set forth herein, as follows:

FIRST: That the Grantee, its successors and assigns, shall at all times have a right to enter said easement and right-of-way area(s) for the purposes of inspecting and/or maintaining, or replacing vegetation within the said

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herein designated and along such other boundary lines of the Grantor's property as the Grantee may deem necessary; provided, however, that the Grantee's right of entry does not interfere with the Grantor's use and enjoyment of the Grantor's remaining property outside of the easement area(s) described in EXHIBIT A hereof, for its intended purpose;

SECOND: The responsibilities for the maintenance of, and the restrictions on the activities within, the Forest Conservation Area shall be as set forth in the Maintenance Covenants and Agreement attached hereto as EXHIBIT B and incorporated herein by reference as if fully set forth;

THIRD: The Grantor further covenants and agrees that the easement(s), right(s)-of-way, maintenance covenants and agreements contained herein shall run with the land and shall bind the Grantor and its successors and assigns and shall bind all present and subsequent owners of the property identified herein;

FOURTH: The Grantor covenants and agrees that all parties having an interest in the property which is subject to this Deed of Easement have executed this document and agree to the terms hereof; and

FIFTH: The Grantor will warrant specially said easement(s) and right(s)-of-way and shall execute such further assurances thereof as may be requisite.

WITNESS:

Carolyn Smith

L. L. Poh Corporation

BY: Awes C. Lichtner (SEAL)  
Name: Awes C. Lichtner  
Title: President

GRANTOR

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF FREDERICK COUNTY, MARYLAND, a body corporate and politic of the State of Maryland

Joyce M. Grossnickel  
Administrative Officer

BY: John L. Thompson, Jr. (SEAL)  
John L. Thompson, Jr., President

2-25-04

AWL  
2/25/2004

GRANTEE

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## EXHIBIT B

FOREST RESOURCE  
INSPECTION AND MAINTENANCE COVENANTS AND AGREEMENT  
("AGREEMENT")

## (CATEGORY A)

1. GRANTOR OBLIGATIONS: The Grantor, its successors and assigns, covenants and agrees to provide for all the planting, maintenance, and protection of the Forest Conservation Area to ensure that the Forest Conservation Area is and remains in compliance with the approved Forest Conservation Plan No. SF000300 on file with the Frederick County Department of Planning and Zoning, and Division of Public Works, and all applicable standards, rules, regulations, and laws.

2. MAINTENANCE AND PROTECTION RESPONSIBILITY: Unless otherwise provided, the person(s) or (entity) having legal title to the particular section of property where any Forest Conservation Area is located is responsible for the maintenance and protection of that area. In the event a facility is located on one or more parcels under different ownerships, the owners of the parcels are responsible for their pro rata share of any maintenance.

3. CORRECTING DEFICIENCIES: Upon receipt of notice from the Frederick County Division of Public Works or Department of Planning and Zoning of any problems or deficiencies in the Forest Conservation Area, the Grantor or other responsible party will correct problems as directed. If the requested corrections are not made within thirty (30) days, the Division of Public Works or Department of Planning and Zoning may, at its discretion, perform all the necessary work to bring the facility into compliance with statutory and Forest Conservation Plan requirements, and the owner(s) of the land(s) upon which the facility is located shall be assessed for the cost of the work. If not paid within thirty (30) days, the assessment shall create a lien on the property and may be included in the tax bill for the property on which the facilities are located and collected as taxes by Frederick County.

4. INDEMNIFICATION: The Grantor shall indemnify and save Frederick County harmless from any and all claims for damages to persons or property arising from the construction, maintenance, and use of the facilities.

5. INDIVIDUAL TREE REMOVAL: Non-commercial, selective clearing of individual trees may occur; however, the forest easement area(s) shall not be cleared below the "Standard Forest Density" of at least 100 trees per acre with at least 50 percent of those trees having a 2 inch or greater diameter at 4.5

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feet above the ground. Diseased or hazardous trees or tree limbs may be removed to prevent personal injury or property damage.

6. REMOVAL OF NOXIOUS WEEDS AND EXOTICS: Noxious weeds, as identified by the Maryland Department of Natural Resources, and exotic or invasive trees and shrubs listed in the State Forest Conservation Technical Manual, may be removed without regard to the "Standard Forest Density" described in Section #5 above, and the method of removal must be consistent with the limitations contained in this Agreement.

7. BRUSH REMOVAL RESTRICTIONS: Provided that it is outside a floodplain, stream, or floodplain buffer area as defined in the Frederick County Code, brush may be removed from areas within 35' of a residential dwelling structure or principle structures of a commercial, institutional or industrial use, subject to the restrictions listed in Sections #8 and #9 below.

8. CONDITIONS OF PERMITTED BRUSH REMOVAL: For areas that exceed the standard forest density, understory plant materials (including, but not limited to, brush, shrubs, saplings, seedlings, undergrowth or vines) may be cut down, removed or destroyed, provided that:

A) their removal does not damage, injure, or kill trees having a 6 inch or greater diameter at 4.5 feet above ground;

B) their removal does not create erosion or slope stability problems;

C) the removal of such understory does not cause the forest easement area(s) to fall below the required standard forest density as described in Section #5; and

D) the forest floor is allowed to continuously regenerate tree and shrub seedlings to create future forest growth, and to continuously support a biological community consistent with typical forest environments and habitats.

9. SAPLING AND SEEDLING PROTECTION: For forest easement areas that are below the standard forest density, (such as areas designated 'Natural Regeneration' on the signed forest conservation plans; or for forested areas which fall below the standard forest density due to natural occurrences, such as fire, pest damage, wind storm, etc.) saplings and seedlings may not be cut down, removed or destroyed until the forest easement area(s) contains sufficient living trees to meet or exceed the standard forest density.

10. FENCES: Fences are permitted within the easement area(s), provided their construction and maintenance can be executed in compliance with the restrictions of this Agreement.

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11. SUPPLEMENTAL PLANTING: Grantor may supplement existing (or replace dead) trees or undergrowth with new plantings provided that new plantings are characteristic of trees or undergrowth materials native to Maryland.

12. ACCESSORY APPURTENANCES: Within the easement area(s), Grantor may construct accessory appurtenances to a dwelling unit, including, but not limited to, play equipment, dog houses and pens, chicken coops, and sheds up to a cumulative maximum of 100 square feet (any one structure shall not exceed 10 feet by 10 feet), per one acre of forest easement area--providing that clearing for the construction of the accessory structures does not cause the area to fall below the standard forest density.

13. ALLOWABLE COMMERCIAL TIMBER CUTTING: Timber cutting for commercial purposes is permitted within the forest easement area(s) provided that the area of timber cutting is performed in accordance with:

A) A Forest Management Plan that is:

(i) prepared by a licensed professional forester; and

(ii) approved by the Maryland Department of Natural Resources

forester assigned to Frederick County; or

B) A Timber Harvest Plan that is:

(i) consistent with the intent of the Forest Management Plan, and the intent and requirements of the forest conservation plan;

(ii) prepared by a licensed professional forester; and

(iii) submitted to and approved by the local Forest Conservancy

Board.

14. HARVESTING/REFORESTATION: If harvesting performed in accordance with Section 13 above, causes the Forest Conservation Area to fall below the standard forest density, the Grantor shall be responsible for reforestation, if natural regeneration is inadequate to provide for the cut area to achieve forested conditions in a timely manner.

15. ADVERTISING RESTRICTIONS: No posting of any advertisement sign or billboard is permitted.

16. DUMPING RESTRICTIONS: No dumping of unsightly or offensive material, including trash, ashes, sawdust or grass clippings shall occur within the easement area(s). Natural biodegradable materials may be allowed in a properly located, designed, managed and maintained compost pile, provided the activity does not damage adjacent trees.

17. FILL AND GRADING RESTRICTIONS: Construction, excavation, placement of heavy fill, re-grading of the surface, or construction of retaining walls

shall be done only for afforestation and/or reforestation purposes in

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accordance with an approved forest conservation plan or with prior approval of the County.

18. **MOTORIZED VEHICLE RESTRICTIONS:** No motorized vehicles, such as go-carts, dune buggies, trucks, cars, vans, etc., shall be operated or stored in the forest easement area(s), except for those used in periodic maintenance or timber harvesting operations.

19. **UTILITY RESTRICTIONS:** The easement area(s) shall not be used as a site for any major public utility installation including, but not limited to, electric generating plants, electric transmission lines, gas generating plants, gas storage tanks, radio or microwave relay stations, or telephone exchanges. Nothing in this Section prevents the construction or maintenance of (on, over, or under, the easement area(s)) facilities normally needed to serve a residential neighborhood that had been approved by the appropriate reviewing agencies. These facilities should be located to prevent or minimize loss of trees as is practicable.

20. **PREVENTION OF DAMAGE:** All rights reserved by or not prohibited to Grantor shall be exercised so as to prevent or minimize damage to the forest and trees, streams and water quality, plant and wildlife habitats, and the natural topographic character of the forest conservation easement area(s).

21. **APPROPRIATE ACCESS:** Grantor will provide appropriate access to, and hereby authorizes the County representatives to enter the property and easement area(s) at reasonable hours for the purpose of making periodic inspections to ascertain compliance with the restrictions, conditions, and easements established herein, and as contained in the approved Final Forest Conservation Plan.

22. **GENERAL PUBLIC RESTRICTIONS:** This Agreement does not convey to the general public the right to enter the property or easement(s) for any purpose. This Agreement does not restrict or enlarge access to the general public in common open space held under community or homeowner association control beyond any access rights created by the applicable community or homeowner association covenants and by-laws.

23. **VIOLATIONS:** Upon finding a violation of any of the restrictions, conditions, covenants and easement(s) established by this Agreement, the County shall have the right to enforce such provisions in accordance with any statutory authority (including, if applicable, the imposition of civil monetary fines or penalties in amounts and by such means as may be promulgated from time to time). The County may also seek injunctive or other appropriate relief

in any Court of competent jurisdiction, including the right to recover damages in an amount sufficient to restore the property to its original state, and

FR CIRCUIT COURT (Land Records) [MSA CE 61-4286] SKD 4442, p. 0537. Printed 01/25/2010. Online 07/21/2004.

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Grantor agrees to pay for Court costs and reasonable attorneys' fees if the County prevails in any judicial proceedings.

24. LEGAL REFERENCES: Grantor agrees to make specific reference to this Agreement in a separate paragraph of any sales contract, mortgage, subsequent deed, lease or other legal instrument by which any possessory or equitable interest in the property is conveyed.

25. ENFORCEMENT FAILURE: Failure on the part of the County to enforce any covenant or provision herein shall not constitute a waiver of the County's right to enforce any covenant within this Agreement.

26. WRITTEN NOTICES: All written notices required by this Agreement shall be sent to the Director, Department of Planning and Zoning, 12 East Church Street, Frederick, Maryland 21701.

27. BINDING EFFECT: This Agreement and the covenants contained herein shall apply to and bind the Grantor and its successors and assigns, and shall bind all present and subsequent owners of the property served by the facility, and on which any facility is located for that period of time during which they are in actual ownership or possession of property which is affected by the easement(s) which are herewith created.

28. TRANSFER OF RESPONSIBILITY NOTIFICATION: The Grantor shall promptly notify Frederick County if the Grantor transfers the maintenance responsibilities for the facilities by providing a copy of the document of transfer signed by all parties.