

ECCLESTON TITLE EXCEPTIONS EXPLANATION

Eccleston Land Company Parcel (Conservation Areas "A" & "B")

The following Exceptions were documented in Schedule B of the Owner's Policy of Title Insurance issued by Fidelity National Title Company and countersigned by Property Title and Escrow, LLC dated February 21, 2018:

- Deed 1518/433, dated 11/25/1946 – This is the fee simple deed from Ellen & Bartlett Johnston to The Eccleston Land Company.
The deed was subject to:
 - a 16.5' ft. wide easement for an AT& T underground cable recorded at 1184/253, dated 8/26 1941. (Location not specified. Easement markers placed where easement crosses public roads.)
 - a 20 ft. wide easement for a water line. (Note: this easement was released per Agreement & Release, 1835/205 dated 4/12/1950 as noted below.)
- Agreement & Release – 1835/205, dated 4/12/1950 – This document extinguished the 20 ft. wide easement for a water line due to the water works facility permanently ceasing operations in April / May 1943; as water service was provided by another source.
- MD State Roads Deed – 3401/322, dated 8/12/1958 – 1.98 acres were conveyed to the State for improvements to Park Heights Avenue & Greenspring Valley Rd.
- Agreement with AT&T – 3511/509 dated 4/13/1959 - a 15 ft. wide easement for cable along west side Park Heights Ave near stream culvert.
- Easement to BGE – 3514/095, dated 4/7/1959 – agreement allowed an overhead electric distribution line within the existing 66 ft. wide corridor formerly occupied by the Green Spring Branch of the Northern Central Railroad Company.
- MD State Road Deed – 3558/244, dated 6/30/1959 – 1.64 acres were conveyed to the State for improvements to Greenspring Valley Rd.
- Declarations of Covenants & Restrictions – 5714/1, dated 9/30/1976, restrictions included that: 1.) none of the land could be subdivided into 2 or more lots, any of which shall comprise less than 2.5 acres) Only 1 dwelling per lot is allowed.

None of the above Exceptions or General Exceptions (1-5 and 7) affect the conservation area.

Other research: Current MDLANDREC records show that payment on property taxes is up-to-date and there are no open mortgages or liens on the subject property with Baltimore County Tax I.D. 03-03050115125, Map 68 Grid 2 Parcel 154.

Spring Hill Road Parcel (Conservation Area "C")

General and Special Exceptions were documented in Schedule B-Section II of the 60 Year Title Search issued by Fidelity National Title Company and countersigned by Property Title and Escrow, LLC dated October 12, 2020.

None of the General Exceptions (1-6) or Special Exceptions (7-11) affect the conservation area.

Other research: Current MDLANDREC records show that payment on property taxes is up-to-date and there are no open mortgages or liens on the subject property with Baltimore County Tax I.D. 03-2500003370, Map 68 Grid 1 Parcel 221.