

Sopher, Adler & Gibison, P.A.  
1500 Whetstone Way  
Suite No. T-100  
Baltimore, Maryland 21230

Property Tax ID Nos.

File No.: 2075SG

See Exhibit "B"

1/3

## **Deed to Greenspring Quarry Association, Inc.**

**THIS DEED**, made this 24 day of NOVEMBER, 2015, by and between **BEAZER HOMES CORP.**, a body corporate of the State of Tennessee, party of the first part, Grantor; and the **GREENSPRING QUARRY ASSOCIATION, INC.**, a Maryland non-stock corporation, party of the second part, Grantee.

**WITNESSETH, IN CONSIDERATION** of the sum of One Dollar, the premises hereinafter described, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and pursuant to Article 13, Section 13.1 in the Declaration of Covenants, Conditions and Restrictions for Greenspring Quarry Association, Inc. dated August 1, 2006 and recorded among the Land Records of Baltimore County, Maryland in Liber SM No. 24293, folio 384, Beazer Homes Corp. hereby grants and conveys to the said Greenspring Quarry Association, Inc., a Maryland non-stock corporation, its' successors and/or assigns, in fee simple, all those lots or parcels of ground situate in Baltimore County, Maryland, and more particularly described as follows, that is to say:

### **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**BEING** a portion of the property which by Deed dated March 14, 2005, and recorded among the Land Records of Baltimore County, Maryland, in Liber S. M. No. 21565, folio 646, was granted and conveyed from The Arundel Corporation to Beazer Homes Corp.

**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 lots or parcels 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 Greenspring Quarry Association, Inc., its' successors and/or assigns, in fee simple.

Deed from Beazer Homes Corp. to  
Greenspring Quarry Association, Inc.

**AND** the said party of the first part hereby covenants that it warrants specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

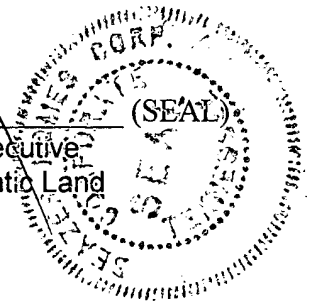
**IN WITNESS WHEREOF**, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

**BEAZER HOMES CORP.**



By:

**EDWARD W. GOLD**, Executive  
Vice President Mid-Atlantic Land




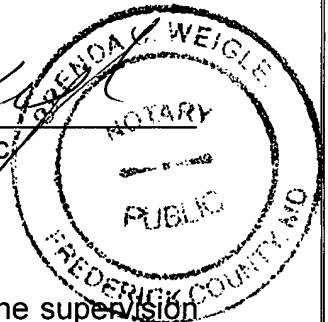
**STATE OF MARYLAND, COUNTY OF HOWARD**, to wit:

I HEREBY CERTIFY, that on this 24th day of November, in the year 2015, before me, the subscriber, a Notary Public, personally appeared Edward W. Gold, who acknowledged himself to be the Executive Vice President Mid-Atlantic Land for Beazer Homes, Corp., and that he such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of Beazer Homes Corp., by himself as such officer, and IN MY PRESENCE SIGNED AND SEALED THE SAME.


**AS WITNESS** my hand and Notarial Seal.

My Commission expires: 10-15-17

  
Notary Public



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

  
Stuart C. Resnick, Attorney

Deed from Beazer Homes Corp. to  
Greenspring Quarry Association, Inc.

### **EXHIBIT "A" PROPERTY DESCRIPTION**

**BEGINNING FOR THE FIRST** and being known and designated as the bed of Stone Cliff Drive and the HOA/COA Common Area parcel, 4.416 acres, more or less, as shown on the plat entitled "**AREA F GREENSPRING QUARRY**" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM No. 77, folio 121.

**BEGINNING FOR THE SECOND** and being known and designated as the bed of Stone Cliff Drive as shown on the plat entitled "**AREA G GREENSPRING QUARRY**" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM No. 77, folio 122.

**BEGINNING FOR THE THIRD** and being known and designated as the bed of Stone Cliff Drive and the HOA/COA Common Area parcel, 5.262 acres, more or less, as shown on the plat entitled "**PLAT ONE AREA I GREENSPRING QUARRY**" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM No. 77, folio 123.

**BEGINNING FOR THE FOURTH** and being known and designated as the bed of Stone Cliff Drive, the HOA/COA Common Area, 0.524 acres, more or less, and the HOA/COA Common Area parcel, 1.822 acres, more or less, as shown on the plat entitled "**PLAT TWO AREA I GREENSPRING QUARRY**" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. No. 77, folio 124, **SAVING AND EXCEPTING** from the 0.524 acre HOA/COA parcel a 0.055 acre parcel of land conveyed to Baltimore County, Maryland for the widening of Greenspring Avenue in Deed from Beazer Homes Corp. dated July 9, 2007 and recorded as aforesaid in Liber S.M. No. 26528, folio 710 leaving a net area of 0.469 acres, more or less.

**BEGINNING FOR THE FIFTH** and being known and designated as the bed of Travertine Drive as shown on the plat entitled "**FIRST AMENDED SUBDIVISION PLAT A PORTION OF AREA F AND A PORTION OF AREA K GREENSPRING QUARRY** PREVIOUSLY RECORDED AS 'AREA F GREENSPRING QUARRY' S.M. 77, FOLIO 121, AND 'AREA K GREENSPRING QUARRY' S.M. 77 FOLIO 126" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM No. 78, folio 144.

**BEGINNING FOR THE SIXTH** and being known and designated as the bed of Travertine Drive as shown on the plat entitled "**FIRST AMENDED PLAT OF AREAS C AND D**

Deed from Beazer Homes Corp. to  
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**GREENSPRING QUARRY** PREVIOUSLY RECORDED AS 'AREAS C AND D GREENSPRING QUARRY' IN PLAT BOOK SM 77, FOLIO 119" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM No. 78, folio 173.

**BEGINNING FOR THE SEVENTH** and being known and designated as the bed of Stone Cliff Drive and the HOA/COA Common Area parcel, 5.163 acres, more or less, as shown on the plat entitled "FIRST AMENDED PLAT OF THE SOUTHERN PORTION OF AREA K **GREENSPRING QUARRY** PREVIOUSLY RECORDED AS 'AREA K GREENSPRING QUARRY' IN PLAT BOOK SM 77, FOLIO 126" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM No. 78, folio 185.

**BEGINNING FOR THE EIGHTH** and being known and designated as part of Lot 11 HOA/COA Common Area, 7.985 acres as shown on the plat entitled "SECOND AMENDED SUBDIVISION PLAT A PORTION OF AREA G AND A PORTION OF AREA K **GREENSPRING QUARRY** PREVIOUSLY RECORDED AS 'FIRST AMENDED PLAT A PORTION OF AREA K GREENSPRING QUARRY' IN PLAT BOOK SM 78, FOLIO 145" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM No. 78, folio 337.

**BEGINNING FOR THE NINTH** and being known and designated as HOA/COA Common Area parcel, 1.928 acres, more or less, and HOA/COA Common Area, 8.704 acres, more or less, as shown on the plat entitled "SECOND AMENDED PLAT OF AREAS C AND D **GREENSPRING QUARRY** PREVIOUSLY RECORDED AS 'FIRST AMENDED PLAT OF AREAS C AND D GREENSPRING QUARRY' which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM No. 78, folio 338.

**BEGINNING FOR THE TENTH** and being known and designated as Lot 12, 2.010 acres, more or less, Lot 13, 0.910 acres, more or less, HOA/COA Common Area parcel, 0.136 acres, more or less, and part of Lot 11, 13.734 acres, more or less, as shown on the plat entitled "SECOND AMENDED PLAT OF THE SOUTHERN PORTION OF AREA G **GREENSPRING QUARRY** PREVIOUSLY RECORDED AS 'FIRST AMENDED PLAT THE SOUTHERN PORTION OF GREENSPRING QUARRY' which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM No. 78, folio 339.

**BEGINNING FOR THE ELEVENTH** and being known and designated as HOA/COA Common Area, 0.029 acres, more or less, and part of Lot 11 HOA/COA Common Area, 2.594 acres as shown on the plat entitled "SECOND AMENDED SUBDIVISION PLAT A PORTION OF AREA F AND A PORTION OF AREA K **GREENSPRING QUARRY** PREVIOUSLY RECORDED AS 'FIRST AMENDED SUBDIVISION PLAT A PORTION OF AREA F AND A PORTION OF AREA K' IN PLAT BOOK SM 78, FOLIO 144" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM No. 78, folio 340.

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**BEGINNING FOR THE TWELFTH** and being known and designated as Lot 15, 1.077 acres, more or less, and part of Lot 11, HOA/COA Common Area, 25.112 acres, more or less, as shown on the plat entitled "**SECOND AMENDED PLAT OF THE SOUTHERN PORTION OF AREA K GREENSPRING QUARRY** PREVIOUSLY RECORDED AS 'FIRST AMENDED PLAT THE SOUTHERN PORTION OF AREA K' IN PLAT BOOK SM 78, FOLIO 185" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM No. 78, folio 341.

**BEGINNING FOR THE THIRTEENTH** and being known and designated as Parcel A as shown on the plat entitled "**PLAT OF SECTION III WELLWOOD**" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book GLB No. 24, folio 99.

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**EXHIBIT "B"**

<b>TAX ID No.</b>	<b>LOT No. or PARCEL DESCRIPTION</b>	<b>PLAT No.</b>
24-00-009672	4.416 acres, Ws Stone Cliff Drive	77/121
24-00-009701	5.262 acres Ws Stone Cliff Drive	77/123
24-00-009732	0.469 acres Ns Pebbleton Court	77/124
24-00-009734	1.822 acres, Ss Rockstream Court	77/124
25-00-002711	5.163 acres, Ss Stone Cliff Drive	78/185
25-00-005055	49.425 acres, Areas G & K - a portion on and additional portions on Plats 78/339, 78/340 & 78/341	78/337
25-00-005072	1.928 acres, Rear Green Lake Circle	78/338
25-00-005073	8.704 acres, Ns Boulderton Court	78/338
25-00-005078	0.136 acres, Ns Quarry Lake Drive	78/339
25-00-005075	2.010 acres, Lot 12, Ss Quarry Lake Dr	78/339
25-00-005076	0.910 acres, Lot 13, Es Stone Cliff Dr.	78/339
25-00-005082	0.029 acres, Center Quarry Lake Drive	78/340
25-00-005083	1.077 acres, Lot 15, Ss Quarry Lake Dr.	78/341
03-01-074333	Lot A, Lightfoot Drive	24/99



State of Maryland Land Instrument Record Book PAGE: 301									
Baltimore City County:									
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)									
1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.							
		<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other				
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input checked="" type="checkbox"/> Not an Arms-Length Sale [9]				
3	Tax Exemptions (if applicable)	Recordation Transfer of property from builder to HOA							
	Cite or Explain Authority	State Transfer							
		County Transfer							
4	Consideration and Tax Calculations	Consideration Amount				Finance Office Use Only			
		Purchase Price/Consideration \$ 0.00				Transfer and Recordation Tax Consideration			
		Any New Mortgage \$				Transfer Tax Consideration \$			
		Balance of Existing Mortgage \$				X ( ) % = \$			
		Other: \$				Less Exemption Amount - \$			
		Other: \$				Total Transfer Tax = \$			
		Full Cash Value: \$				Recordation Tax Consideration \$			
						X ( ) per \$500 = \$			
						TOTAL DUE \$			
5	Fees	Amount of Fees				Doc. 1			
		Recording Charge \$ 20.00				\$			
		Surcharge \$ 40.00				\$			
		State Recordation Tax \$				\$			
		State Transfer Tax \$				\$			
		County Transfer Tax \$				\$			
		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		
		03	See Attached	SM 21565/646					<input type="checkbox"/> (5)
		Subdivision Name			Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		Greenspring Quarry						See Attached	See Attached
		Location/Address of Property Being Conveyed (2)							
		See Attached, Reisterstown, Maryland 21136							
		Other Property Identifiers (if applicable)						Water Meter Account No.	
		Residential <input type="checkbox"/> or Non-Residential <input checked="" 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)			
		Beazer Homes Corp.							
		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)			
		Greenspring Quarry Association, Inc.							
		New Owner's (Grantee) Mailing Address							
		8965 Guilford Road, Suite 290, Columbia, Maryland 21046							
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 checked="" type="checkbox"/> Return to Contact Person			
		Name: SAMereihn				<input type="checkbox"/> Hold for Pickup			
		Firm: Sopher, Adler & Gibson, P.A.				<input type="checkbox"/> Return Address Provided			
		Address: 1500 Whetstone Way, Suite T-100							
		Baltimore, MD 21230 Phone: (410) 837-0022							
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER								
	Assessment Information	Yes	<input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?					
		Yes	<input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____					
		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 NOT REQUIRED	Cd.			
	REMARKS:								
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**ATTACHMENT TO AND MADE A PART OF STATE OF MARYLAND LAND  
INSTRUMENT INTAKE SHEET FOR GREENSPRING QUARRY ASSOCIATION, INC.**

<b>TAX ID No.</b>	<b>LOT No. or PARCEL DESCRIPTION</b>	<b>PLAT No.</b>
24-00-009672	4.416 acres, Ws Stone Cliff Drive	77/121
24-00-009701	5.262 acres Ws Stone Cliff Drive	77/123
24-00-009732	0.469 acres Ns Pebbleton Court	77/124
24-00-009734	1.822 acres, Ss Rockstream Court	77/124
25-00-002711	5.163 acres, Ss Stone Cliff Drive	78/185
25-00-005055	49.425 acres, Areas G & K - a portion on and additional portions on Plats 78/339, 78/340 & 78/341	78/337
25-00-005072	1.928 acres, Rear Green Lake Circle	78/338
25-00-005073	8.704 acres, Ns Boulderton Court	78/338
25-00-005078	0.136 acres, Ns Quarry Lake Drive	78/339
25-00-005075	2.010 acres, Lot 12, Ss Quarry Lake Dr	78/339
25-00-005076	0.910 acres, Lot 13, Es Stone Cliff Dr.	78/339
25-00-005082	0.029 acres, Center Quarry Lake Drive	78/340
25-00-005083	1.077 acres, Lot 15, Ss Quarry Lake Dr.	78/341
03-01-074333	Lot A, Lightfoot Drive	24/99