

032816 487

**NO TITLE EXAMINATION
NO CONSIDERATION (Transfer to HOA)**

THIS DEED, Made this 15th day of November, 2012, by and between **BEAZER HOMES CORP.**, a Tennessee corporation, Grantor, Party of the first part, and **THE BLUFFS AT GREENSPRING QUARRY VILLAGE ASSOCIATION, INC.**, a Maryland corporation, Grantee, Party of the second part.

WITNESSETH, that in consideration of the sum of No Dollars (\$0.00), which is the actual consideration paid or to be paid, including any deed of trust or mortgage to be made or assumed by the Grantee herein, the said Grantor does grant and convey to the said Grantee, its successors and assigns, in fee simple, all those lots of ground situated in Baltimore County, Maryland and described as follows, that is to say:

SEE EXHIBIT A, attached hereto and incorporated herein by reference.

The undersigned officer warrants that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the Grantor.

TOGETHER with the buildings 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 lots of ground and premises to the said Grantee, its successors and assigns, in fee simple.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property granted; and that it will execute such further assurances of the same as may be requisite.

WITNESS the name and seal of said Grantor and the signature of its Vice President.

WITNESS/ATTEST:
K. Stoltz
By: S. James Moore
Authorized Agent
BEAZER HOMES CORP.
(SEAL)

STATE OF MARYLAND, County of Howard, to wit:

I HEREBY CERTIFY that on this 15th day of November, 2012, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared S. James Moore, who

Return To:
Bruce D. Brown, Esquire
Rosen Hoover P.A.
100 N. Charles St., Suite 1010
Baltimore, MD 21201

032816 488

acknowledged himself to be the Authorized Agent of Beazer Homes Corp. and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the corporation by himself as such Authorized Agent.

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


NOTARY PUBLIC

My Commission Expires: 12/13/14

CERTIFICATION

I HEREBY CERTIFY that the foregoing instrument was prepared by the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.


Bruce D. Brown

Return to:

BRUCE D. BROWN, Esquire
Rosen Hoover P.A.
100 North Charles Street, Suite 1010
Baltimore, Maryland 21201

2100.012VThe BluffsDeed110112

EXHIBIT A

BEING all that lot or parcel of ground shown and described as "Area K, 15.204 Ac.±, #270-3198" as shown on the Plat entitled "Second Amended Plat of the Southern Portion of Area K, Greenspring Quarry", recorded among the Land Records of Baltimore County in Plat Book S.M. 78, Page 341 including the area described as "Portion of Area K to be Conveyed (less existing Phases) 5.9854 Ac.", as shown on the Plat entitled "Plat Showing Areas to be Conveyed to The Bluffs at Greenspring Quarry Village, Inc.", recorded among the aforesaid Land Records in Plat Book S.M. 78, Page 498 (which by Deed dated August 17, 2009 and recorded among the aforesaid Land Records in Liber 28814, Folio 336 was previously conveyed by Grantor to Grantee), but saving and excepting from this conveyance the following lots or parcels of ground:

1. 0.9532 Acres, as shown on the Plat entitled "Plat of Condominium Subdivision, Building Location Plan, Phase 1, 2900/3000 Stonecliff Condominium Association, Inc.", recorded among the aforesaid Land Records in Plat Book S.M. 31, Pages 268 through 274;
2. 0.9532 Acres, as shown on the Plat entitled "Plat of Condominium Subdivision, Building Location Plan, Phase 2, 2900/3000 Stonecliff Condominium Association, Inc.", recorded among the aforesaid Land Records in Plat Book S.M. 31, Pages 298 through 304;
3. 0.9532 Acres, as shown on the Plat entitled "Plat of Condominium Subdivision, Building Location Plan, Phase 1, 2700/2800 Stonecliff Condominium Association, Inc.", recorded among the aforesaid Land Records in Plat Book S.M. 31, Pages 376 through 382;
4. 0.9532 Acres, as shown on the Plat entitled "Plat of Condominium Subdivision, #2700 Building Location Plan, Phase 2, 2700/2800 Stonecliff Condominium Association, Inc.", recorded among the aforesaid Land Records in Plat Book J.L.E. 31, Pages 529 through 535; and
5. 0.9532 Acres, as shown on the Plat entitled "Plat of Condominium Subdivision, #3100 Building Location Plan, 3100 Stonecliff Condominium Association, Inc.", recorded among the aforesaid Land Records in Plat Book J.L.E. 31, Pages 566 through 572.

TAX PARCEL NO. 25-00-002710

IMP TO SHARE	48.00
RECORDING FEE	20.00
TOTAL	68.00
REF: BAO5	REF: 4 85292
JLE	DLK 4 1141
Nov 26, 2012	12:29 PM

Consideration Amount Purchase Price/Consideration \$ Any New Mortgage \$ Balance of Existing Mortgage \$ Other: \$ Other: \$ Full Cash Value: \$		Calculations and Tax Transfer Tax Consideration \$ Less Exemption Amount \$ Total Transfer Tax \$ Recodification Tax Consideration \$ X () per \$500 = \$ TOTAL DUE \$		Fees Recording Charge \$ 20.00 Surcharge \$ 40.00 State Recodification Tax \$ State Transfer Tax \$ County Transfer Tax \$ Other \$ Other \$		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 Section 3-104(g)(3)(i).		Transferred From BEAZER HOMES CORP. Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s) THE BLUFFS AT GREENSPRING QUARRY VILLAGE ASSOCIATION, INC. New Owner's (Grantee's) Mailing Address		Transferred To Doc. 1 - Grantee(s) Name(s) Doc. 2 - Grantee(s) Name(s)		Other Names to Be Indexed Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)		Contact/Mail Information Name: BRUCE D. BROWN, ESQUIRE Firm: ROSEN HOOVER P.A. Address: 100 N. CHARLES STREET, SUITE 1010 BALTIMORE, MD 21201 Phone: (410) 539-6606		Assessment Information Will the property being conveyed be the grantee's principal residence? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Does transfer include personal property? If yes, identify: _____ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Assessment Use Only - Do Not Write Below This Line Terminal Verification Agricultural Verification Whole Part Tran. Process Verification Assigned Property No.: Transfer Number Date Received: Geo. Map Sub Block Zoning Ghd Plat Section Use Parcel Ex. Cd. Ex. Cd.		REMARKS: Director of Budget and Finance BALTIMORE COUNTY, MARYLAND COUNTY TRANSFER TAX Per SUBTITLE 2, 11-3-2C	
---	--	--	--	--	--	---	--	---	--	---	--	--	--	---	--	--	--	---	--	--	--

**Greenspring Quarry Association (Master)
Board of Directors Meeting**

May 24, 2016 at 7:00 P.M.

2525 Quarry Lake Drive (Clubhouse) • Baltimore, MD • 21209

Meeting Agenda

1. Call Meeting to order
2. Introduction of Board and Residential Realty
3. Motion to adopt minutes of meeting of April 21, 2016
4. Financial Committee Report and upcoming contracts

5. Reports

- a. Beazer law suit
- b. Clubhouse
- c. Pool
- d. Gym
- e. Landscaping
- f. Blue Stone Park and median strip Greenspring Ave
- g. Quarry Facings and Lake Triad Study
- h. Updated Reserve Study
- i. President's meeting May 19

7. Old business

8. New Business

9. Good and Welfare

8. Adjournment

Next board meeting June 23 at Clubhouse 7 pm