



# DIVISION OF PLANNING AND PERMITTING FREDERICK COUNTY, MARYLAND

Office of the Zoning Administrator  
30 North Market Street • Frederick, Maryland 21701  
301-600-2572 • FAX 301-600-2309 • TTY: Use Maryland Relay  
[www.FrederickCountyMD.gov/planning](http://www.FrederickCountyMD.gov/planning)



## Zoning Map Amendment-APPLICATION (Phase I)

### Required for Submission

- Prior to, (at least 2 business days) your submission, email [DevelopmentReviewIntake@FrederickCountyMD.gov](mailto:DevelopmentReviewIntake@FrederickCountyMD.gov) or fax 301-600-1645  
Completed application for processing and fees generated, to be paid upon initial submission.  
Questions: contact Development Review at 301-600-1138
- Print out from the Maryland Department of Assessments and Taxation Real Property Data, (301) 815-5350  
Website: [www.dat.state.md.us](http://www.dat.state.md.us) of property.
- Fill out and attach Zoning and Planning Public Ethics Law- Applicant Disclosure Form

Tax Map(s) 0049 Parcel(s) 0069 Lot # N/A Acreage 151 Tax ID# 26-506670

Yes or No - Property Located ON or Along a State Highway

### Property

Address / Location 8300 Biggs Ford Road, Walkersville, MD 21793

### Amendment Request

Current Zoning District Agricultural

Requested Zoning District Solar Floating Zone

Property Owner  Contract Purchaser  
(Attach letter of consent from Owner)

Printed Name Ralph W. Whitmore

Address 56 Maple Ave. Walkersville, MD 21793

Phone 301-845-1148

Signature

Check one for notification:

Mail  Email see above address

Attorney  Agent Contact

Printed Name Biggs Ford Solar Center, LLC

Address 321 E. Main St. Suite 300, Charlottesville, VA 22902

Phone 434-293-7589

Signature

Check one for notification:

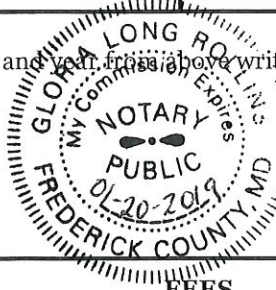
Mail  Email rgilchrist@coronalenergy.com

### NOTARY PUBLIC

Subscribed and sworn to before me the day and year first above written.

Gloria Long Rollins  
NOTARY PUBLIC-printed name

Gloria Long Rollins  
NOTARY PUBLIC-signature



### SEAL

GLORIA LONG ROLLINS  
Notary Public-Maryland  
Frederick County  
My Commission Expires  
My Commission expires: 01-20-2019

### FEES

Checks made payable to Treasurer of Frederick County-Additional fees may be due per fee schedule FY2019

|                                     |   |                            |
|-------------------------------------|---|----------------------------|
| <input type="checkbox"/>            | 1. Piecemeal Euclidean Request(REZONE)  | \$2290.00+ \$20.00 per ac. |
| <input checked="" type="checkbox"/> | 2. Floating Zone Request (FLOAT)        | \$2290.00+ \$20.00 per ac. |
| <input type="checkbox"/>            | 3. Amendment to Phase I (MAP) (PUD/MXD) | \$1262.00                  |
| Total =                             |   | <u>\$5310.00</u>           |

|                  |                  |
|------------------|------------------|
| Case#            | <u>R-18-01</u>   |
| Filed Date:      | <u>9/24/2018</u> |
| A/P#             | <u>18917</u>     |
| Planning Region: |                  |

**Frederick County  
APPLICANT DISCLOSURE FORM**

**Note: While the application is pending, you must supplement this disclosure whenever there is a change in the information provided.**

I. Property that is the subject of the application (Tax Map, Parcel, street address):  
Map 49, Parcel 69, 8300 Biggs Ford Road

II. Please identify all persons and entities who have any of the following interests in the land that is the subject of the application. (Include the holders of at least a 10% interest in the land):

A. Title owners: Ralph W. Whitmore

B. Contract purchasers: N/A

C. Trustees (do not include trustees described in a mortgage or deed of trust):  
N/A

D. Agents (including consultants, engineers, attorney) -Provide agent name and their firm. Additional agents hired after submission of the application must be provided to the County.

Ryan Gilchrist, Biggs Ford Solar Center, LLC

III. For each person or entity named in Part II above, indicate that person's or entity's status. If there is more than one person or entity who qualifies as an applicant, provide the name of the applicant that the information pertains to in the space provided:

An individual (Name: Ralph Whitmore)

A partnership (Name: \_\_\_\_\_)

General partnership

- Limited liability partnership
- Limited partnership
- Limited liability limited partnership
- Joint venture

Name all partners: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

A corporation (Name: \_\_\_\_\_)

Identify all officers and directors by name and title:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Other business entity (Name: Biggs Ford Solar Center, LLC)

- Sole proprietorship
- An association
- Limited liability company

Name all owners/members/officers/directors:

Nelson Teague  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Receiver (Name: \_\_\_\_\_)

Trustee (Name: \_\_\_\_\_)

Guardian (Name: \_\_\_\_\_)

Personal representative (Name: \_\_\_\_\_)

Fiduciary (Name: \_\_\_\_\_)

Other representative (Specify: \_\_\_\_\_)

I hereby affirm under penalties of perjury and upon personal knowledge that the information provided herein is true. I also acknowledge that I understand that I have a duty to supplement the information provided herein should that information change while the application is pending.

Signature:



Date:

Ryan Gilchrist

Name and title (if applicable)

8/31/18

Revised July 2018

Real Property Data Search

Search Result for FREDERICK COUNTY

| View Map                                    |  | View GroundRent Redemption                    |                      |                               | View GroundRent Registration |                              |                                       |                         |                 |
|---|--|---|----------------------|-------------------------------|------------------------------|------------------------------|---------------------------------------|-------------------------|-----------------|
| <b>Account Identifier:</b>                  |  | District - 26 Account Number - 506662         |                      |                               |                              |                              |                                       |                         |                 |
| Owner Information                           |  |   |                      |                               |                              |                              |                                       |                         |                 |
| <b>Owner Name:</b>                          | WHITMORE RALPH W -TRUSTEE<br>ETAL          |   |                      |                               | <b>Use:</b>                  | AGRICULTURAL<br>NO           |                                       |                         |                 |
| <b>Mailing Address:</b>                     | 56 MAPLE AVE<br>WALKERSVILLE MD 21793-8242 |   |                      |                               | <b>Principal Residence:</b>  |                              |                                       |                         |                 |
|   |  |   |                      |                               | <b>Deed Reference:</b>       | /07770/ 00288                |                                       |                         |                 |
| Location & Structure Information            |  |   |                      |                               |                              |                              |                                       |                         |                 |
| <b>Premises Address:</b>                    |  | 8300 BIGGS FORD RD<br>WALKERSVILLE 21793-0000 |                      |                               | <b>Legal Description:</b>    |                              | 11.64 ACRES<br>S/S BIGGS FORD<br>ROAD |                         |                 |
| <b>Map:</b>                                 | <b>Grid:</b>                               | <b>Parcel:</b>                                | <b>Sub District:</b> | <b>Subdivision:</b>           | <b>Section:</b>              | <b>Block:</b>                | <b>Lot:</b>                           | <b>Assessment Year:</b> | <b>Plat No:</b> |
| 0049  | 0019                                       | 0069  |                      | 0000                          |                              |                              |                                       | 2017                    | Plat Ref:       |
| <b>Special Tax Areas:</b>                   |  |   |                      | <b>Town:</b>                  |                              | NONE                         |                                       |                         |                 |
|   |  |   |                      | <b>Ad Valorem:</b>            |                              | 241                          |                                       |                         |                 |
|   |  |   |                      | <b>Tax Class:</b>             |                              |                              |                                       |                         |                 |
| <b>Primary Structure Built</b>              |  | <b>Above Grade Living Area</b>                |                      | <b>Finished Basement Area</b> |                              | <b>Property Land Area</b>    |                                       | <b>County Use</b>       |                 |
|   |  |   |                      |                               |                              | 11.6400 AC                   |                                       |                         |                 |
| <b>Stories</b>                              | <b>Basement</b>                            | <b>Type</b>                                   | <b>Exterior</b>      | <b>Full/Half Bath</b>         | <b>Garage</b>                | <b>Last Major Renovation</b> |                                       |                         |                 |
|   |  |   |                      |                               |                              |                              |                                       |                         |                 |
| Value Information                           |  |   |                      |                               |                              |                              |                                       |                         |                 |
|   |  |   | <b>Base Value</b>    | <b>Value</b>                  | <b>Phase-in Assessments</b>  |                              |                                       |                         |                 |
|   |  |   |                      | As of                         | As of                        |                              | As of                                 |                         |                 |
|   |  |   |                      | 01/01/2017                    | 07/01/2017                   |                              | 07/01/2018                            |                         |                 |
| <b>Land:</b>                                |  |   | 4,300                | 4,300                         |                              |                              |                                       |                         |                 |
| <b>Improvements</b>                         |  |   | 0                    | 0                             |                              |                              |                                       |                         |                 |
| <b>Total:</b>                               |  |   | 4,300                | 4,300                         | 4,300                        | 4,300                        |                                       |                         |                 |
| <b>Preferential Land:</b>                   |  |   | 4,300                |                               | 4,300                        |                              |                                       |                         |                 |
| Transfer Information                        |  |   |                      |                               |                              |                              |                                       |                         |                 |
| <b>Seller:</b> WHITMORE, JOHN F. & JULIA R. |  |   |                      | <b>Date:</b> 03/01/2004       |                              | <b>Price:</b> \$0            |                                       |                         |                 |
| <b>Type:</b> NON-ARMS LENGTH OTHER          |  |   |                      | <b>Deed1:</b> /07770/ 00288   |                              | <b>Deed2:</b>                |                                       |                         |                 |
| <b>Seller:</b> WHITMORE, JULIA R.,ETAL      |  |   |                      | <b>Date:</b> 03/24/1998       |                              | <b>Price:</b> \$0            |                                       |                         |                 |
| <b>Type:</b> NON-ARMS LENGTH OTHER          |  |   |                      | <b>Deed1:</b> /02395/ 00203   |                              | <b>Deed2:</b>                |                                       |                         |                 |
| <b>Seller:</b>                              |  |   |                      | <b>Date:</b>                  |                              | <b>Price:</b>                |                                       |                         |                 |
| <b>Type:</b>                                |  |   |                      | <b>Deed1:</b>                 |                              | <b>Deed2:</b>                |                                       |                         |                 |
| Exemption Information                       |  |   |                      |                               |                              |                              |                                       |                         |                 |
| <b>Partial Exempt Assessments:</b>          |  | <b>Class</b>                                  |                      |                               | 07/01/2017                   | 07/01/2018                   |                                       |                         |                 |
| <b>County:</b>                              |  | 000   |                      |                               | 0.00                         |                              |                                       |                         |                 |
| <b>State:</b>                               |  | 000   |                      |                               | 0.00                         |                              |                                       |                         |                 |
| <b>Municipal:</b>                           |  | 000   |                      |                               | 0.00 0.00                    | 0.00 0.00                    |                                       |                         |                 |

**Tax Exempt:**  
**Exempt Class:**

**Special Tax Recapture:**  
AGRICULTURAL TRANSFER TAX

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Homestead Application Information

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**Homestead Application Status:** No Application

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Homeowners' Tax Credit Application Information

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**Homeowners' Tax Credit Application Status:** No Application

**Date:**

Real Property Data Search

Search Result for FREDERICK COUNTY

| View Map                                    |  | View GroundRent Redemption                   |                               |                             | View GroundRent Registration                           |                              |             |                         |                 |
|---|--|--|-------------------------------|-----------------------------|--|------------------------------|-------------|-------------------------|-----------------|
| <b>Account Identifier:</b>                  |  | <b>District - 26 Account Number - 506646</b> |                               |                             |  |                              |             |                         |                 |
| Owner Information                           |  |  |                               |                             |  |                              |             |                         |                 |
| <b>Owner Name:</b>                          | WHITMORE RALPH W -TRUSTEE<br>ETAL          |  |                               | <b>Use:</b>                 | AGRICULTURAL<br>NO                                     |                              |             |                         |                 |
| <b>Mailing Address:</b>                     | 56 MAPLE AVE<br>WALKERSVILLE MD 21793-8242 |  |                               | <b>Principal Residence:</b> |  |                              |             |                         |                 |
|   |  |  |                               | <b>Deed Reference:</b>      | /07770/ 00288  |                              |             |                         |                 |
| Location & Structure Information            |  |  |                               |                             |  |                              |             |                         |                 |
| <b>Premises Address:</b>                    | BIGGS FORD RD<br>0-0000                    |  |                               | <b>Legal Description:</b>   | 38 1/2 AC<br>S/S BIGGS FORD<br>RD.<br>8400 DREAM PLACE |                              |             |                         |                 |
| <b>Map:</b>                                 | <b>Grid:</b>                               | <b>Parcel:</b>                               | <b>Sub District:</b>          | <b>Subdivision:</b>         | <b>Section:</b>  | <b>Block:</b>                | <b>Lot:</b> | <b>Assessment Year:</b> | <b>Plat No:</b> |
| 0049  | 0019                                       | 0069   |                               | 0000                        |  |                              |             | 2017                    | Plat Ref:       |
| <b>Special Tax Areas:</b>                   |  |  |                               | <b>Town:</b>                | NONE   |                              |             |                         |                 |
|   |  |  |                               | <b>Ad Valorem:</b>          | 241  |                              |             |                         |                 |
|   |  |  |                               | <b>Tax Class:</b>           |  |                              |             |                         |                 |
| <b>Primary Structure Built</b>              | <b>Above Grade Living Area</b>             |  | <b>Finished Basement Area</b> |                             | <b>Property Land Area</b>                              | <b>County Use</b>            |             |                         |                 |
|   |  |  |                               |                             | 38.5000 AC   |                              |             |                         |                 |
| <b>Stories</b>                              | <b>Basement</b>                            | <b>Type</b>                                  | <b>Exterior</b>               | <b>Full/Half Bath</b>       | <b>Garage</b>  | <b>Last Major Renovation</b> |             |                         |                 |
|   |  |  |                               |                             |  |                              |             |                         |                 |
| Value Information                           |  |  |                               |                             |  |                              |             |                         |                 |
|   | <b>Base Value</b>                          |  | <b>Value</b>                  |                             | <b>Phase-in Assessments</b>                            |                              |             |                         |                 |
|   |  |  | As of                         |                             | As of  |                              | As of       |                         |                 |
|   |  |  | 01/01/2017                    |                             | 07/01/2017   |                              | 07/01/2018  |                         |                 |
| <b>Land:</b>                                | 16,800                                     |  | 16,800                        |                             |  |                              |             |                         |                 |
| <b>Improvements</b>                         | 0  |  | 0                             |                             |  |                              |             |                         |                 |
| <b>Total:</b>                               | 16,800                                     |  | 16,800                        |                             | 16,800   |                              | 16,800      |                         |                 |
| <b>Preferential Land:</b>                   | 16,800                                     |  |                               |                             |  |                              | 16,800      |                         |                 |
| Transfer Information                        |  |  |                               |                             |  |                              |             |                         |                 |
| <b>Seller:</b> WHITMORE, JOHN F. & JULIA R. |  |  | <b>Date:</b> 03/01/2004       |                             |  | <b>Price:</b> \$0            |             |                         |                 |
| <b>Type:</b> NON-ARMS LENGTH OTHER          |  |  | <b>Deed1:</b> /07770/ 00288   |                             |  | <b>Deed2:</b>                |             |                         |                 |
| <b>Seller:</b> WHITMORE, JOHN F. & JULIA R. |  |  | <b>Date:</b> 03/24/1998       |                             |  | <b>Price:</b> \$0            |             |                         |                 |
| <b>Type:</b> NON-ARMS LENGTH OTHER          |  |  | <b>Deed1:</b> /02395/ 00203   |                             |  | <b>Deed2:</b>                |             |                         |                 |
| <b>Seller:</b>                              |  |  | <b>Date:</b>                  |                             |  | <b>Price:</b>                |             |                         |                 |
| <b>Type:</b>                                |  |  | <b>Deed1:</b>                 |                             |  | <b>Deed2:</b>                |             |                         |                 |
| Exemption Information                       |  |  |                               |                             |  |                              |             |                         |                 |
| <b>Partial Exempt Assessments:</b>          | <b>Class</b>                               |  |                               |                             | 07/01/2017   |                              | 07/01/2018  |                         |                 |
| <b>County:</b>                              | 000  |  |                               |                             | 0.00   |                              |             |                         |                 |
| <b>State:</b>                               | 000  |  |                               |                             | 0.00   |                              |             |                         |                 |
| <b>Municipal:</b>                           | 000  |  |                               |                             | 0.00 0.00  |                              | 0.00 0.00   |                         |                 |

**Tax Exempt:**  
**Exempt Class:**

**Special Tax Recapture:**  
AGRICULTURAL TRANSFER TAX

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Homestead Application Information

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**Homestead Application Status:** No Application

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Homeowners' Tax Credit Application Information

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**Homeowners' Tax Credit Application Status:** No Application

**Date:**



Real Property Data Search

Search Result for FREDERICK COUNTY

| View Map  |                 | View GroundRent Redemption                 |                      |                               |                       | View GroundRent Registration |                              |                                |                     |
|---|-----------------|--|----------------------|-------------------------------|-----------------------|------------------------------|------------------------------|--------------------------------|---------------------|
| <b>Account Identifier:</b>                          |                 | District - 26 Account Number - 506670      |                      |                               |                       |                              |                              |                                |                     |
| Owner Information                                   |                 |  |                      |                               |                       |                              |                              |                                |                     |
| <b>Owner Name:</b>                                  |                 | WHITMORE RALPH W -TRUSTEE ETAL             |                      |                               |                       | <b>Use:</b>                  |                              | AGRICULTURAL                   |                     |
| <b>Mailing Address:</b>                             |                 | 56 MAPLE AVE<br>WALKERSVILLE MD 21793-8242 |                      |                               |                       | <b>Principal Residence:</b>  |                              | NO                             |                     |
|   |                 |  |                      |                               |                       | <b>Deed Reference:</b>       |                              | /07770/ 00288                  |                     |
| Location & Structure Information                    |                 |  |                      |                               |                       |                              |                              |                                |                     |
| <b>Premises Address:</b>                            |                 | 8300 BIGGS FORD RD<br>0-0000               |                      |                               |                       | <b>Legal Description:</b>    |                              | 61.50 AC<br>S/S BIGGS FORD RD. |                     |
| <b>Map:</b>   | <b>Grid:</b>    | <b>Parcel:</b>                             | <b>Sub District:</b> | <b>Subdivision:</b>           | <b>Section:</b>       | <b>Block:</b>                | <b>Lot:</b>                  | <b>Assessment Year:</b>        | <b>Plat No:</b>     |
| 0049  | 0019            | 0069                                       |                      | 0000                          |                       |                              |                              | 2017                           | Plat Ref: 0086/0135 |
| <b>Special Tax Areas:</b>                           |                 |  |                      |                               | <b>Town:</b>          |                              | NONE                         |                                |                     |
|   |                 |  |                      |                               | <b>Ad Valorem:</b>    |                              | 241                          |                                |                     |
|   |                 |  |                      |                               | <b>Tax Class:</b>     |                              |                              |                                |                     |
| <b>Primary Structure Built</b>                      |                 | <b>Above Grade Living Area</b>             |                      | <b>Finished Basement Area</b> |                       | <b>Property Land Area</b>    |                              | <b>County Use</b>              |                     |
| 1910  |                 | 2,940 SF                                   |                      |                               |                       | 61.5000 AC                   |                              |                                |                     |
| <b>Stories</b>                                      | <b>Basement</b> | <b>Type</b>                                |                      | <b>Exterior</b>               | <b>Full/Half Bath</b> | <b>Garage</b>                | <b>Last Major Renovation</b> |                                |                     |
| 2   | YES             | STANDARD UNIT                              |                      | FRAME                         | 1 full                |                              |                              |                                |                     |
| Value Information                                   |                 |  |                      |                               |                       |                              |                              |                                |                     |
|   |                 | <b>Base Value</b>                          |                      | <b>Value</b>                  |                       | <b>Phase-in Assessments</b>  |                              |                                |                     |
|   |                 |  |                      | As of                         |                       | As of                        |                              | As of                          |                     |
|   |                 |  |                      | 01/01/2017                    |                       | 07/01/2017                   |                              | 07/01/2018                     |                     |
| <b>Land:</b>  |                 | 127,200                                    |                      | 127,200                       |                       |                              |                              |                                |                     |
| <b>Improvements</b>                                 |                 | 181,500                                    |                      | 189,100                       |                       |                              |                              |                                |                     |
| <b>Total:</b>                                       |                 | 308,700                                    |                      | 316,300                       |                       | 311,233                      |                              | 313,767                        |                     |
| <b>Preferential Land:</b>                           |                 | 27,200                                     |                      |                               |                       |                              |                              | 27,200                         |                     |
| Transfer Information                                |                 |  |                      |                               |                       |                              |                              |                                |                     |
| <b>Seller:</b> WHITMORE, JOHN F. & JULIA R.         |                 |  |                      | <b>Date:</b> 03/01/2004       |                       | <b>Price:</b> \$0            |                              |                                |                     |
| <b>Type:</b> NON-ARMS LENGTH OTHER                  |                 |  |                      | <b>Deed1:</b> /07770/ 00288   |                       | <b>Deed2:</b>                |                              |                                |                     |
| <b>Seller:</b> WHITMORE, JULIA R., ETAL             |                 |  |                      | <b>Date:</b> 03/24/1998       |                       | <b>Price:</b> \$0            |                              |                                |                     |
| <b>Type:</b> NON-ARMS LENGTH OTHER                  |                 |  |                      | <b>Deed1:</b> /02395/ 00203   |                       | <b>Deed2:</b>                |                              |                                |                     |
| <b>Seller:</b>                                      |                 |  |                      | <b>Date:</b>                  |                       | <b>Price:</b>                |                              |                                |                     |
| <b>Type:</b>  |                 |  |                      | <b>Deed1:</b>                 |                       | <b>Deed2:</b>                |                              |                                |                     |
| Exemption Information                               |                 |  |                      |                               |                       |                              |                              |                                |                     |
| <b>Partial Exempt Assessments:</b>                  |                 | <b>Class</b>                               |                      | 07/01/2017                    |                       | 07/01/2018                   |                              |                                |                     |
| <b>County:</b>                                      |                 | 000  |                      | 0.00                          |                       |                              |                              |                                |                     |
| <b>State:</b>                                       |                 | 000  |                      | 0.00                          |                       |                              |                              |                                |                     |
| <b>Municipal:</b>                                   |                 | 000  |                      | 0.00 0.00                     |                       | 0.00 0.00                    |                              |                                |                     |
| <b>Tax Exempt:</b>                                  |                 | <b>Special Tax Recapture:</b>              |                      |                               |                       |                              |                              |                                |                     |
| <b>Exempt Class:</b>                                |                 | AGRICULTURAL TRANSFER TAX                  |                      |                               |                       |                              |                              |                                |                     |
| Homestead Application Information                   |                 |  |                      |                               |                       |                              |                              |                                |                     |
| <b>Homestead Application Status:</b> No Application |                 |  |                      |                               |                       |                              |                              |                                |                     |

Homeowners' Tax Credit Application Information

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Homeowners' Tax Credit Application Status: No Application

Date:

**FREDERICK COUNTY, MARYLAND**

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**LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS**

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Case No. \_\_\_\_\_  
Appellant: \_\_\_\_\_

Proceedings under the Zoning Ordinance require that notice of public hearing be given.

It is the responsibility of applicants and petitioners to supply ACCURATE names and CORRECT addresses (must have house numbers or P.O. numbers, no route and box numbers, please) of all adjacent and confronting property owners on this form, as shown in current County Land Records.

Court decisions indicate that compliance with notice requirements is essential to jurisdiction of the approving body and therefore to validity of its decision.

| <u>NAME</u>                   | <u>ADDRESS</u>                                     |
|-------------------------------|--|
| Stephen & Katheryn Shea       | 209 Swallow Falls Court, Walkersville, MD 21793    |
| David & Maryann Carraghan     | 210 Swallow Falls Court, Walkersville, MD 21793    |
| Donald & Mary Friend          | 208 Swallow Falls Court, Walkersville, MD 21793    |
| Andrew & Patricia Barr        | 206 Swallow Falls Court, Walkersville, MD 21793    |
| Ralph Whitmore                | 56 Maple Avenue, Walkersville, MD 21793            |
| Fountain Rock Farm, LLC       | 124 N. Market Street, Frederick, MD 21793          |
| Donald & Linda Friend         | 8210 Buchanan Drive, Walkersville, MD 21793        |
| Jack Stern                    | 8212 Reveille Court, Walkersville, MD 21793        |
| James & Nancy Main            | 8210 Reveille Court, Walkersville, MD 2179         |
| Jeffrey & Jessica Hanson      | 8209 Buchanan Drive, Walkersville, MD 21793        |
| Grossnickle Farms, Inc.       | 8816 Devilbiss Bridge Road, Walkersville, MD 21793 |
| Helen Ramsburg                | 9201 Dublin Road, Walkersville, MD 21793           |
| Richard & Cassandra Keilholtz | 9201 Dublin Road, Walkersville, MD 21793           |
| Sandra Waxter                 | 8235 Biggs Ford Road, Walkersville, MD 21793       |
| Carrol & Sara Zimmerman       | 8712 Biggs Ford Road, Walkersville, MD 21793       |

NO TAX PAYMENT REQUIRED

Treasurer of  
Frederick County Maryland  
PER [Signature]  
Date 3/29/10

NO CONSIDERATION  
NO TITLE EXAMINATION

DEED

THIS DEED, made this 1<sup>st</sup> day of March, 2010, by RALPH W. WHITMORE, Personal Representative of the Estate of Julia R. Whitmore, of Frederick County, Maryland, deceased, as "Grantor" and RALPH W. WHITMORE, as "Grantee" as to an undivided one fourth interest, as Tenant in Common.

WHEREAS, the late Julia R. Whitmore departed this life on or about the 21<sup>st</sup> day of October 2008, seized and possessed of an undivided one-half interest as tenant in common in the below described realty; and

WHEREAS, Letters of Administration have been issued to the above named Personal Representative in Estate No. 32,301 in the Orphans' Court for Frederick County, Maryland; and

WHEREAS, the Grantee is one of the residuary legatees of the Estate of Julia R. Whitmore and is therefore entitled to a distribution of a portion of the decedent's interest in the below described realty;

PAID TO JUDGE 28.00  
RECORDING FEE 25.00  
TOTAL 48.00  
RES. FEE 346.12  
S.D. FEE 257.88

NOW, THEREFORE, WITNESSETH: That for NO CONSIDERATION, the said RALPH W. WHITMORE, Personal Representative of the Estate of Julia R. Whitmore, deceased, does hereby grant and convey, in fee simple, unto RALPH W. WHITMORE, an undivided one-fourth interest as tenant in common in all that lot or parcel of land situate, lying and being in the Walkersville Election District, Frederick County, Maryland, and more particularly described on the attached Exhibit A.

BEING part of the same real estate which was conveyed unto John F. Whitmore (now deceased) and Julia R. Whitmore (now deceased), each as tenants in common as to undivided one-half interests therein, by Deed dated the 23<sup>rd</sup> day of March 1998, and recorded in Liber 2395, folio 203, among the Land Records for Frederick County, Maryland;

TOGETHER WITH all and singular the buildings and improvements, rights, ways, roads, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the hereinabove described undivided one-fourth interest in said real estate unto RALPH W. WHITMORE, his heirs, personal representatives, successors and assigns, as tenant in common, in fee simple; the interest herein conveyed being the remaining one-half of the undivided one-half tenant in common interest of the Grantor in the above described realty.

FREDERICK COUNTY CIRCUIT COURT (Land Records) SKD 7770, p. 0288, MSA\_CE61\_7615. Date available 04/01/2010. Printed 09/06/2018.

WITNESS my hand and seal the day and year first above written.

WITNESS:

Spuri Miles


Ralph W. Whitmore (SEAL)  
Ralph W. Whitmore, Personal Representative  
of the Estate of Julia R. Whitmore

STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I HEREBY CERTIFY that on this 2 day of March, 2010, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Ralph W. Whitmore, Personal Representative of the Estate of Julia R. Whitmore, and he did acknowledge the foregoing Deed to be his act and deed as Personal Representative.

WITNESS my hand and Notarial Seal.

Spuri Miles  
Notary Public

My commission expires 11/9/13  


THIS is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Robert J. Kresslein  
Robert J. Kresslein, Esquire

RE: Ø  
DATE: 3-26-2010  
INITIALS: RJW/ea

NO AG. TAX DUE

**Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence**

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.

**Transferor Information:**

Entity Name: Estate of Julia R. Whitmore

**Reasons for Exemption:**

**Resident Status:**

Transferor is a resident entity under § 10-912 (A)(4) of the Tax-General Article of the Annotated Code of Maryland, 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.

Under the 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.

Shari Miles

Ralph W. Whitmore (SEAL)  
Ralph W. Whitmore, Personal Representative  
of the Estate of Julia R. Whitmore

**AFFIDAVIT AS TO TOTAL PAYMENT**

The undersigned certify under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with Section 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland, (the "Withholding Law"):

1. That I am the transferor, [or agent of the transferor if so indicated], of that real property described in the accompanying deed.
2. The amount of total payment for the purpose of the Withdrawing Law is ZERO DOLLARS and no/100 (\$0.00).

Dated this 2nd day of March 2010.

WITNESS:

TRANSFEROR

Shari Miles

Ralph W. Whitmore (SEAL)  
Ralph W. Whitmore, Personal Representative  
of the Estate of John F. Whitmore

**EXHIBIT A  
LEGAL DESCRIPTION**

All those tracts, lots or parcels of land situate lying and being along Biggs Ford Road in the Walkersville Election District, containing One Hundred Sixty six and 64/100 acres, more or less containing the following three parcels designated on Tax Map 49, Grid 19, Parcel 69, as follows:

- 1) 38 ½ acres
- 2) 11.64 acres
- 3) 116 ½ acres

Being all and the same real estate conveyed unto John F. Whitmore and Julia R. Whitmore, as tenants in common by deed dated March 23, 1998 and recorded at Liber 2395, folio 203, among the Land Records of Frederick County, Maryland; being all the rest residue and remainder of the real estate conveyed unto Maude Cramer Ramsburg (now deceased), John F. Whitmore and Julia R. Whitmore, by deed dated February 16, 1950 and recorded in Liber 482, folio 401 among the Land Records of Frederick County, Maryland and by deed dated April 5, 1952 from Helen G. S. Michael et ux recorded in Liber 501, folio 347 among the Land Records of Frederick County, Maryland.

Saving and excepting various out conveyances including but not limited to all that property conveyed unto Grossnickle Farms, Inc. by Ralph W. Whitmore, Trustee u/w/o John F. Whitmore, (1/4 undivided interest as Tenant in Common), Ralph W. Whitmore, individually (1/4 undivided interest as Tenant in Common) and Ralph W. Whitmore, Personal Representative of the Estate of Julia R. Whitmore (1/2 undivided interest as Tenant in Common) by deed dated February 8, 2010 and recorded among the Land Records of Frederick County, Maryland in Liber 7729, folio 419 and more particularly described as follows:

All that tract, lot or parcel of land situate lying and being along Biggs Ford Road in the Walkersville Election District, containing fifty-five (55) acres, as shown on the Addition Plat by R. F. Gauss & Associates, Inc., entitled "Whitmore's Addition to Grossnickle" dated May 29, 2008 and recorded among the Plat Records of Frederick County, Maryland in Plat Book 86, folio 135.



State of Maryland Land Instrument Intake Sheet
Baltimore City County: Frederick
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if applicable)

4 Consideration and Tax Calculations
Consideration Amount
Purchase Price/Consideration
Any New Mortgage
Balance of Existing Mortgage
Other:
Other:
Full Cash Value:
Finance Office Use Only
Transfer and Recordation Tax Consideration
Transfer Tax Consideration
Less Exemption Amount
Total Transfer Tax
Recordation Tax Consideration
TOTAL DUE

5 Fees
Amount of Fees
Recording Charge
Surcharge
State Recordation Tax
State Transfer Tax
County Transfer Tax
Other
Other
Doc. 1
Doc. 2
Agent:
Tax Bill:
C.B. Credit:
Ag. 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)(l).
District: 26
Property Tax ID No. (1): 508870
Grantor Liber/Folio: 4444/215
Map: 49
Parcel No.: 89
Var. LOG: (5)
Subdivision Name
Lot (3a)
Block (3b)
Sect/AR (3c)
Plat Ref.
SqFt/Acreage (4)
Location/Address of Property Being Conveyed (2)
8300 Biggs Ford Road, Walkersville, MD 21793
Other Property Identifiers (if applicable)
Water Meter Account No.
Residential: or Non-Residential:
Fee Simple: or Ground Rent: A
mount:
Partial Conveyance? Yes/No
Description/Amt. of SqFt/Acreage Transferred:
If Partial Conveyance, List Improvements Conveyed:

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)
Ralph W. Whitmore, PR
Ralph W. Whitmore, PR and Trustee
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)
Ralph W. Whitmore
Ralph W. Whitmore, Trustee
New Owner's (Grantee) Mailing Address
55 Maple Avenue, Walkersville, MD 21793

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
Name: Robert J. Kresslein, Esquire
Firm: Severn, O'Connor & Kresslein, P.A.
Address: 50 Carroll Creek Way, Ste. 340, Frederick, MD 21701
Phone: (301) 682-9840
Return to Contact Person
Hold for Pickup
Return Address Provided

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Yes/No
Will the property being conveyed be the grantee's principal residence?
Does transfer include personal property? If yes, identify:
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
Land: Zoning Grid
Sub: Block
Buildings: Use Parcel
Plat: Lot
Total: Town Cd. Ex. St. Section Occ. Cd. Ex. Cd.
REMARKS:
NO AG. TAX DUE

FREDERICK COUNTY CIRCUIT COURT (Land Records) SKD 7770, p. 0293, MSA\_CE61\_7615, Date available 04/01/2010, Printed 09/06/2018.

APPROVED TO RECORD
WATER AND SEWER
DUSWM
3-12-10
Space Reserved for County Valuation