

BOARD OF EDUCATION OF HARFORD COUNTY

BOARD INFORMATIONAL REPORT

CONSENT AGENDA

**DONATION OF REAL PROPERTY FROM HELEN M. KEFAUVER AND
KEFAUVER LUMBER COMPANY, INCORPORATED,
A MARYLAND CORPORATION**

JULY 21, 2014

Background Information:

The Board, pursuant to Section 4-118 of the Education Article of the Maryland Code, is authorized to accept donations of land. From time to time, persons and entities express a desire to donate parcels of land for the benefit of the school system. In such instances, the superintendent directs relevant staff to review and make recommendations regarding the nature and extent of the land in question and the use and benefit such land will impart to the Board, if such donated land is accepted.

Ms. Helen M. Kefauver, by and through her Attorney-in-Fact, and her daughter, Ms. Ann K. Edie, and Kefauver Lumber Company, by their counsel, Albert J. "Jay" A. Young, Esquire, of Brown, Brown and Young, P.A., in Bel Air, Maryland, have advised the Board that they wish to donate to the Board certain parcels of real property which adjoin Harford Glen. These parcels are identified as parcels 55 and 467 on Tax Map 56 attached hereto as Exhibit 1 to this Report. The parcels are referred to herein as the "Subject Parcels."

Discussion:

In 2013, Board Counsel, Patrick P. Spicer, was contacted by Jay A. Young, Esquire, regarding the potential donation of the Subject Parcels to the Board. Specifically, Mr. Young advised that his clients, Ms. Helen M. Kefauver and Kefauver Lumber Company, Incorporated, a Maryland corporation, wished to donate the Subject Parcels which contain 8.641 acres, more or less; and, 0.602 acres, more or less, respectively. Board staff, namely, Mr. Cornell S. Brown, Assistant Superintendent for Operations; Ms. Patti Jo Beard, Executive Director of Facilities Management, Planning and Construction; Mr. Christopher L. Morton, Supervisor of Planning and Construction; and, Mr. Howard Eakes, Assistant Supervisor of Environmental Science, undertook to evaluate the condition and topography of the Subject Parcels, as well as their facility for use by the Board; and, more specifically the Harford Glen program. As a result of that review and evaluation, it was determined that the Subject Parcels would be acceptable and of use and benefit to the Board, and, to Harford Glen in particular.

Following the above determination, a title report was ordered to determine the nature and status of the title regarding the Subject Parcels. A title report, attached as Exhibit 2 hereto, more specifically identifies the Subject Parcels; reflects that the title to the Subject Parcels is good and merchantable; and, no liens encumber the Subject Parcels.

The Superintendent, based on the above evaluations, has formed the opinion that the parcels to be donated to the Board would be of substantial use and benefit to the Board in general and Harford Glen in particular. She further wishes to express her thanks to Mrs. Kefauver and Kefauver Lumber Company, Incorporated, for their generosity in donating the Subject Parcels to the Board. Pursuant to Section 4-118, it is appropriate for the Board to take formal action in accepting the donation of the subject parcels. A form of deed which effectuates the conveyance of the Subject Parcels is attached as Exhibit 3.

Superintendent's Recommendation:

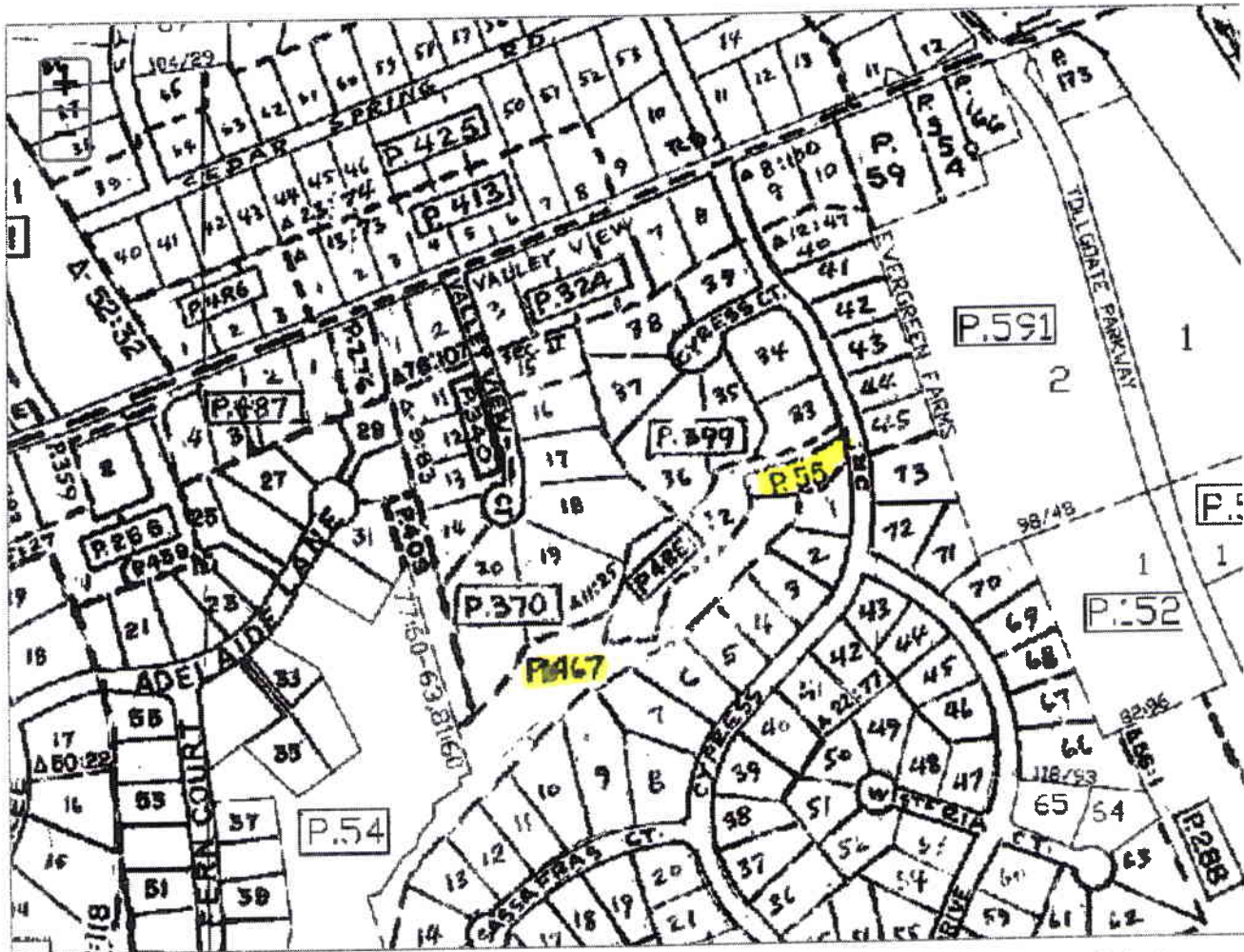
For the foregoing reasons, the Superintendent recommends that the Board accept the donation of the Subject Parcels and that the Board authorize the Superintendent to execute the attached form of deed or a deed substantially similar thereto, and such other documents as may be required to effectuate the conveyance as described in the deed.



New Search (<http://sdat>)

Harford County

District: **01** Account Number: **051822**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



<http://imsweb05.mdp.state.md.us/website/mosp/>

Loading... Please Wait. Loading... Please Wait. -->

P.467

Rear of 1200 cypress dr.
original 8.64 Acre lot
discussed for donation

P.55

smaller second plot
which would allow
trail head on Cypress Dr.

REPORT OF TITLE

January 24, 2014 (Judgments); February 27, 2014 (Land)

PARCEL ONE: All that lot or parcel of ground situate and lying in the FIRST ELECTION DISTRICT of Harford County, State of Maryland, lying on Cypress Drive and containing 8.641 acres, more or less, per Assessment records.

PARCEL TWO: All that lot or parcel of ground situate and lying in the FIRST ELECTION DISTRICT of Harford County, State of Maryland, lying on the west side of Cypress Drive and containing 0.602 acres, more or less.

TITLE VESTED: Being the same and all of that property which by fee simple deed dated January 9, 1963 and recorded among the Land Records of Harford County in Liber G.R.G. No. 609, folio 479, was granted and conveyed by Norman S. Stinchcomb, et al, to Kefauver Lumber Co., Inc. (Parcel One)

SAVING AND EXCEPTING THEREFROM all those lots or parcels of ground conveyed by and described in the following fee simple deeds:

1. to J. Ford Crabb and Nondice L. Crabb, his wife, dated July 23, 1963 and recorded among the Land Records of Harford County in Liber G.R.G. No. 623, folio 642.
2. to George William Rufenacht, Jr. and Martha Swecker Rufenacht, his wife, dated July 31, 1963 and recorded among the Land Records of Harford County in Liber G.R.G. No. 625, folio 145.
3. to Ronald Scripp and Charlotte J. Scripp, his wife, dated November 6, 1963 and recorded among the Land Records of Harford County in Liber G.R.G. No. 634, folio 119.
4. to Ira L. Mullins and June M. Mullins, his wife, dated March 31, 1964 and recorded among the Land Records of Harford County in Liber G.R.G. No. 643, folio 295.
5. to Carl John Young and Alicia M. Young, his wife, dated November 11, 1964 and recorded among the Land Records of Harford County in Liber G.R.G. No. 661, folio 503.
6. to Edward A. Clark and Doris A. Clark, his wife, dated May 17, 1965 and recorded among the Land Records of Harford County in Liber G.R.G. No. 675, folio 309.
7. to Arthur Sides and Elizabeth Morgan Sides, his wife, dated May 28, 1965 and recorded among the Land Records of Harford County in Liber G.R.G. No. 676, folio 354.
8. to Thomas E. Danneitel and Barbara K. Danneitel, his wife, dated June 28, 1965 and recorded among the Land Records of Harford County in Liber G.R.G. No. 680, folio 79.
9. to Charles Sterling Wise and Patricia G. Wise, his wife, dated November 5, 1965 and recorded among the Land Records of Harford County in Liber G.R.G. No. 693, folio 138.
10. to John T. Bittner, Jr. and Henrietta S. Bittner, his wife, dated November 19, 1965 and recorded among the Land Records of Harford County in Liber G.R.G. No. 694, folio 388.

11. to Anthony A. Zalowski and Lillian C. Zalowski, his wife, dated April 25, 1966 and recorded among the Land Records of Harford County in Liber G.R.G. No. 712, folio 349.
12. to Kenneth H. Earle and Mary M. Earle, his wife, dated July 25, 1966 and recorded among the Land Records of Harford County in Liber G.R.G. No. 717, folio 57.
13. to Robert Melville and Jane K. Melville, his wife, dated August 17, 1966 and recorded among the Land Records of Harford County in Liber G.R.G. No. 720, folio 279.
14. to Raymond A. Ridgway and Ardella D. Ridgway, his wife, dated September 16, 1966 and recorded among the Land Records of Harford County in Liber G.R.G. No. 722, folio 313.
15. to Glenn Wayne Oliver and Sally F. Oliver, his wife, dated July 10, 1967 and recorded among the Land Records of Harford County in Liber G.R.G. No. 747, folio 562.
16. to Russell M. Locke, Jr. and Gladys J. Locke, his wife, dated August 24, 1967 and recorded among the Land Records of Harford County in Liber G.R.G. No. 752, folio 312.
17. to Anthony A. Zalowski and Lillian C. Zalowski, his wife, dated July 28, 1967 and recorded among the Land Records of Harford County in Liber G.R.G. No. 755, folio 162 (confirmatory deed).
18. to Charles R. Sweetser and Jacquelyn M. Sweetser, his wife, dated September 11, 1967 and recorded among the Land Records of Harford County in Liber G.R.G. No. 755, folio 272.
19. to Charles Sterling Wise and Patricia C. Wise, dated October 26, 1967 and recorded among the Land Records of Harford County in Liber G.R.G. No. 759, folio 482 (confirmatory deed).
20. to William R. Storey, II and Linda W. Story, his wife, dated November 13, 1967 and recorded among the Land Records of Harford County in Liber G.R.G. No. 761, folio 373.
21. to the County Commissioners of Harford County, dated December 22, 1967 and recorded among the Land Records of Harford County in Liber G.R.G. No. 765, folio 416.
22. to William J. Walker and Barbara W. Walker, his wife, dated January 27, 1968 and recorded among the Land Records of Harford County in Liber G.R.G. No. 767, folio 389.
23. to Mervel P. Lewis, Sr. and Doris L. Lewis, his wife, dated February 9, 1968 and recorded among the Land Records of Harford County in Liber G.R.G. No. 768, folio 393.
24. to the County Commissioners of Harford County, dated January 31, 1968 and recorded among the Land Records of Harford County in Liber G.R.G. No. 772, folio 315.
25. to Robert J. Martel and Catherine C. Martel, his wife, dated April 23, 1968 and recorded among the Land Records of Harford County in Liber G.R.G. No. 775, folio 75.
26. to Donald M. Bandel and Anne E. Dalton, dated April 30, 1968 and recorded among the

- Land Records of Harford County in Liber G.R.G. No. 775, folio 343.
27. to James R. Rapp and Diane M. Rapp, his wife, dated June 13, 1968 and recorded among the Land Records of Harford County in Liber G.R.G. No. 779, folio 553.
28. to Henry N. Herbert and Marie E. Herbert, his wife, dated June 16, 1969 and recorded among the Land Records of Harford County in Liber G.R.G. No. 816, folio 269.
29. to Wiltshire Construction Co., Inc., dated January 2, 1970 and recorded among the Land Records of Harford County in Liber G.R.G. No. 835, folio 65.
30. to John W. Sadler and Nellie Sadler, his wife, dated March 11, 1970 and recorded among the Land Records of Harford County in Liber G.R.G. No. 839, folio 333.
31. to Milas Henry Ballard, Jr. and Peggy Murray Ballard, his wife, dated November 5, 1970 and recorded among the Land Records of Harford County in Liber G.R.G. No. 860, folio 109.
32. to Donald S. Rosselle and Virginia D. Rosselle, his wife, dated April 15, 1971 and recorded among the Land Records of Harford County in Liber H.D.C. No. 870, folio 223.
33. to O'Shea and Mahan Contracting Company, dated May 18, 1971 and recorded among the Land Records of Harford County in Liber H.D.C. No. 872, folio 406.
34. to Stanford L. Kunkle, Jr., dated October 29, 1971 and recorded among the Land Records of Harford County in Liber H.D.C. No. 885, folio 497.
35. to Frederick L. Berk and Charlene E. Berk, his wife, dated November 2, 1971 and recorded among the Land Records of Harford County in Liber H.D.C. No. 886, folio 723.
36. to Robert L. Dean, Jr. and Carol Sue Dean, his wife, dated January 28, 1972 and recorded among the Land Records of Harford County in Liber H.D.C. No. 890, folio 747.
37. to Beryl K. Ebersole and Santa V. Ebersole, his wife, dated March 22, 1972 and recorded among the Land Records of Harford County in Liber H.D.C. No. 893, folio 834.
38. to William D. LaBanz and Barbara A. LaBanz, his wife, dated October 20, 1972 and recorded among the Land Records of Harford County in Liber H.D.C. No. 909, folio 1074.
39. to Douglas Henry Lobe and Virginia Wave Lobe, his wife, dated November 17, 1972 and recorded among the Land Records of Harford County in Liber H.D.C. No. 913, folio 684.
40. to Donald J. Hogan and Vivian D. Hogan, his wife, dated March 19, 1973 and recorded among the Land Records of Harford County in Liber H.D.C. No. 921, folio 461.
41. to Tony Rouse and Mary E. Rouse, his wife, dated May 10, 1973 and recorded among the Land Records of Harford County in Liber H.D.C. No. 925, folio 813.

- 42. to Robert D. Burger and Carolyn H. Burger, his wife, dated October 15, 1973 and recorded among the Land Records of Harford County in Liber H.D.C. No. 938, folio 954.
- 43. to John E. Streeter and Nancy M. Streeter, his wife, dated November 8, 1973 and recorded among the Land Records of Harford County in Liber H.D.C. No. 941, folio 36.
- 44. to Norman E. Pentz and Carolyn C. Pentz, his wife, dated November 13, 1974 and recorded among the Land Records of Harford County in Liber H.D.C. No. 962, folio 442.
- 45. to Alfred J. Locke and Jacqueline S. Locke, his wife, dated March 24, 1975 and recorded among the Land Records of Harford County in Liber H.D.C. No. 968, folio 1069.
- 46. to Robert J. Martel and Catherine C. Martel, his wife, dated February 27, 1976 and recorded among the Land Records of Harford County in Liber H.D.C. No. 993, folio 194.
- 47. to Samuel F. Picco and Catherine M. Picco, his wife, dated September 3, 1976 and recorded among the Land Records of Harford County in Liber H.D.C. No. 1009, folio 40.
- 48. to Samuel S. Phillips and Charlene B. Phillips, his wife, dated October 18, 1976 and recorded among the Land Records of Harford County in Liber H.D.C. No. 1012, folio 282.
- 49. to Ralph G. Isak and Susan Isak, his wife, dated January 4, 1977 and recorded among the Land Records of Harford County in Liber H.D.C. No. 1020, folio 581.
- 50. to John R. Cundiff Builder, Inc., dated August 7, 1979 and recorded among the Land Records of Harford County in Liber H.D.C. No. 1101, folio 545.
- 51. to James T. Reyerson and Claudia R. Reyerson, his wife, dated August 7, 1979 and recorded among the Land Records of Harford County in Liber H.D.C. No. 1101, folio 555.
- 52. to Red Star Contracting, Inc., dated September 11, 1979 and recorded among the Land Records of Harford County in Liber H.D.C. No. 1104, folio 246.
- 53. to Red Star Contracting, Inc., dated November 24, 1980 and recorded among the Land Records of Harford County in Liber H.D.C. No. 1133, folio 523.
- 54. to Harford County, Maryland, dated January 21, 1982 and recorded among the Land Records of Harford County in Liber H.D.C. No. 1159, folio 843.
- 55. to Gary W. Helton and Mary Ellen Helton, his wife, dated October 30, 1984 and recorded among the Land Records of Harford County in Liber H.D.C. No. 1250, folio 11.
- 56. to John F. Wenger and Marianne L. Wenger, his wife, dated May 1, 1985 and recorded among the Land Records of Harford County in Liber H.D.C. No. 1268, folio 40.
- 57. to Valley View Utilities, Inc., dated November 25, 1985 and recorded among the Land Records of Harford County in Liber C.G.H. No. 1296, folio 1046.

58. to James M. Shields, dated November 3, 1988 and recorded among the Land Records of Harford County in Liber C.G.H. No. 1513, folio 18.

59. to John Leo Bennett, III and Roseanna Maris Bennett, husband and wife, dated October 5, 2001 and recorded among the Land Records of Harford County in Liber C.G.H. No. 3706, folio 505.

60. to Knud E.V. Jacobsen and Iben K. Jacobsen, husband and wife, dated October 30, 2003 and recorded among the Land Records of Harford County in Liber J.J.R. No. 5001, folio 654.

Being also the same and all of that property which by fee simple deed dated March 29, 1991 and recorded among the Land Records of Harford County in Liber C.G.H. No. 1704, folio 189, was granted and conveyed by Helen M. Kefauver, et al, directors and trustees, to Helen M. Kefauver. (Parcel Two)

MORTGAGE: None

JUDGMENTS AND OTHER LIENS: None

TAXES: See attached. **NOTE: THIS REPORT ASSUMES NO LIABILITY FOR THE ACCURACY OF TAX FIGURES IF PRESENTED FOR PAYMENT BEYOND THE DATE SHOWN ON THE ATTACHED BILLS.**

METRO: Not on County system.

- EXCEPTIONS:**
1. Right of Way Agreement from Kefauver Lumber Co., Inc. to Baltimore Gas and Electric Company, dated January 5, 1967 and recorded among the Land Records of Harford County in Liber G.R.G. No. 738, folio 23.
 2. Grant from Kefauver Lumber Co., Inc. to Baltimore Gas and Electric Company, dated May 26, 1967 and recorded among the Land Records of Harford County in Liber G.R.G. No. 745, folio 206.
 3. Public Works Agreement made by Harford County, Maryland and Kefauver Lumber Company, dated April 1, 1976 and recorded among the Land Records of Harford County in Liber H.D.C. No. 995, folio 42.
 4. Basement from Kefauver Lumber Company to Peter Hollerbach and Lucia Mitchell, dated September 13, 2001 and recorded among the Land Records of Harford County in Liber C.G.H. No. 3680, folio 23.
 5. Grant from Kefauver Lumber Co., Inc. to Baltimore Gas and Electric Company, dated May 26, 1967 and recorded among the Land Records of Harford County in Liber G.R.G. No. 745, folio 207.
 6. Grant from William T. Temple and Lina R. Temple, his wife, to The Chesapeake and Potomac Telephone Company of Baltimore City, dated December 2, 1918 and recorded among

the Land Records of Harford County in Liber J.A.R. No. 162, folio 41.

7. Right of Way Agreement from Marshall E. Kroh, et al, to Baltimore Gas and Electric Company, dated May 13, 1960 and recorded among the Land Records of Harford County in Liber G.R.G. No. 550, folio 528.

COMMENTS: Base tract description found in deed GRG-525-111.

Title to subject property examined and found to be good and merchantable, subject to the exceptions noted herein.

PHILIP D. KILBY

Home No. M-7134

Lydia R. Magness - Life
Mary A. Magness - rem
21 ac 1873
ALI-29-436

Mary A. Temple
7 ac 3 r 33 prs 1877
ALI-35-499

Mary A. Temple
13 ac 7 prs 1890
67-249

| - Lydia R. Magness dies
| - Mary A. Magness marries
| Samuel A. Temple
| - Samuel A. Temple dies
| 3/8/1896

| - Mary A. Temple dies 5/16/15

Flora L. Temple
Samuel O. Temple
William Taylor Temple
1915

Intestate

| - Flora L. Temple dies 4/19/40

Samuel O. Temple
William Taylor Temple
1940

Intestate

| - Samuel O. Temple dies 12/27/54

William Taylor Temple
1954

Intestate

Elizabeth Esley
42 ac 1955
445-432

William Taylor Temple
Lina E. Temple
42 ac 1955
445-434

| - William Taylor Temple dies

Walter Robert Everett
Marilyn R. Everett
42 ac 1957
478-380

Norman S. Stinchcomb - 1/3
Margaret B. Stinchcomb
Edward N. Stinchcomb - 1/3
Marjorie W. Stinchcomb
Marshall E. Kroh - 1/3
Ina G. Kroh
41.88 ac 1959
525-111

Kefauver Lumber Co., Inc.
41.88 ac 1963
609-479

Valley View Utilities, Inc.
0.602 ac 1985
1296-1046

Helen M. Kefauver - Directors/Trustees
Norman Edie
Eric Edie
1991

Dissolution

Helen M. Kefauver
0.602 ac 1991
1704-189