

ORDINANCE NO. ORD-2017- 17

**AN ORDINANCE TO DECLARE CERTAIN REAL PROPERTY
AS SURPLUS PROPERTY AND TO APPROVE THE CONVEYANCE OF SAID
REAL PROPERTY**

BE IT ORDAINED by the County Commissioners of Washington County, Maryland (the "County"), as follows:

1. It is hereby established and declared that the real property described on Exhibit A (the "Property") is no longer needed for a public purpose or a public use.

2. The County believes that it is in the best interest of the citizens of Washington County to convey the Property and Notice of Intention of Washington County To Convey was duly advertised pursuant to Section 1-301, Code of the Public Local Laws of Washington County, Maryland, in *The Herald-Mail*, a daily newspaper of general circulation, on October 24, 31 and November 7, 2017.

3. The President of the Board of County Commissioners of Washington County, Maryland, and the County Clerk be, and they hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the County, a deed conveying the Property to Carmel Enterprises, LLC, for no monetary consideration.

ADOPTED this 14th day of November, 2017.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

Vicki C. Lumm
Vicki C. Lumm, Clerk

BY: Terry L. Baker
Terry L. Baker, President

Approved as to form
and legal sufficiency:

Kirk C. Downey
Kirk C. Downey
Deputy County Attorney

EXHIBIT A

All that parcel of land situate in Election District No. 25 of Washington County, Maryland, situate in the City of Hagerstown along the southwesterly side of West Franklin Street between North Jonathan Street and North Prospect Street (formerly North Walnut Street) more particularly described as follows:

Beginning for the outline hereof at a Magnetic Nail previously set in asphalt, at or near the northwesterly corner of an existing concrete block building known as 49 Jonathan Street for the end of the first (1st) or North 31 degrees 55 minutes 01 second East 73.60 foot line of Parcel No. 1 in a deed from Mohammed Azadi, a/k/a Morris Azadi, and Ash Azadi to the Board of County Commissioners of Washington County, Maryland, dated April 14, 2016 and recorded among the Land Records of Washington County, Maryland, in Liber 5204, folio 77 (the "Grantor's deed"); thence running with the southwesterly right-of-way line of West Franklin Street on a bearing to agree with Maryland Grid (NAD 83/91)

1. South 31 degrees 55 minutes 01 second East 58.73 feet to a point; thence by a new Right of Way line
2. South 58 degrees 04 minutes 59 seconds West 82.05 feet to a point second (2nd) or North 31 degrees 55 minutes 01 second East 73.60 foot line in the Grantor's deed; thence with a portion of said line
3. North 31 degrees 55 minutes 01 second East 58.73 feet to a point; thence with the third (3rd) line for Parcel No. 2 and the fourth (4th) line for Parcel No. 1
4. South 58 degrees 04 minutes 59 seconds West 82.05 feet to the point of beginning, containing an area of 4,815 square feet or 0.1105 acres of land, more or less.

Being a portion of the parcel of land, together with the improvements thereon, conveyed by Mohammed Azadi, a/k/a Morris Azadi, and Ash Azadi unto the Grantor herein by deed dated April 14, 2016 and recorded among the Land Records of Washington County, Maryland, in Liber 5204, folio 77.