

ORDINANCE NO. ORD-2019- 19

**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:

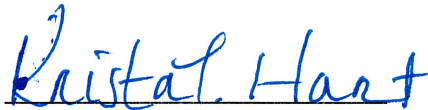
1. It is hereby established and declared that the real property described on Exhibit A (the "Property") is no longer needed for a public purpose or a public use.

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 Real Property 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 August 6, 13, and 20, 2019.

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 Phillip and Melanie Thurber for the sum of Fifty-One Thousand, Two Hundred Sixty-Eight Dollars (\$51,268.00), and the Real Property Administrator is authorized to execute on behalf of the County any HUD-1 settlement statement and any other documents necessary to consummate the transaction.

ADOPTED this 10 day of September, 2019.

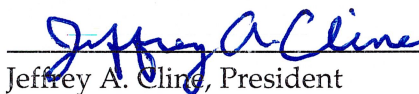
ATTEST:



Krista L. Hart, Clerk

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

BY:



Jeffrey A. Cline, President

Approved as to form
and legal sufficiency:



B. Andrew Bright
Assistant County Attorney

EXHIBIT A

First Parcel (Parcel C)

All of that real property known and described as Parcel C, Hunter's Green Business Park (Hereinafter "Parcel C") as is graphically depicted on a Plat entitled "Development Plat of Parcel B and Simplified Plat of Parcel C of Hunter's Green Business Park for Tiger Development II, LP" (the "Plat"); said Plat being recorded among the Land Records of Washington County, Maryland, at Plat folio 8283, *et seq.*

TOGETHER WITH the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or appertaining.

BEING the same property which was conveyed from Tiger Development II, Limited Partnership to the Board of County Commissioners of Washington County, Maryland, by deed dated October 19, 2006, and recorded in Liber 3144, folio 0562, among the Land Records of Washington County, Maryland.

Second Parcel (Parcel A)

All that real property known and designated as Parcel A on a Plat of Subdivision entitled "Final Plat of Subdivision Lot 2 and Parcel A of Hunter's Green Business Park" dated December 7, 1998, and recorded among the Washington County Plat Records at Plat folio 5870, *et seq.*; *saving and excepting* Lot 1A on a Plat of Subdivision entitled "Preliminary/Final Plat of Subdivision of Lot 1A of Hunter's Green Business Park for Tiger Development II" recorded among the Washington County Plat Records at Plat 9647, *et seq.*, which was conveyed from the Board of County Commissioners of Washington County to Robert A. Thurber and Cindy J. Thurber, his wife, in a deed dated August 31, 2011, and recorded among the Land Records of Washington County, Maryland, in Liber 4149, folio 0181; Together with a fifty (50) foot wide right of way for access, ingress to and egress from said Parcel A to the County road known and designated as French Lane, and for the construction and maintenance of utilities therein; the center line of said right of way being the center line of that existing lane extending from said Parcel A to said French Lane; all as depicted on the aforesaid Plat.

Being a portion of the same property which was conveyed from Tiger Development, II L.P., a/k/a Tiger Development II, Limited Partnership, by Tiger Development, Inc. to the Board of County Commissioners of Washington County, Maryland, by deed dated December 30, 1998, and recorded in Liber 1465, folio 0543, among the Land Records of Washington County, Maryland.