

ORDINANCE NO. ORD-2022- 18

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION  
EASEMENT UNDER THE MARYLAND RURAL LEGACY PROGRAM**

***(Re: Russell L. Wolfinger RLP Conservation Easement)***

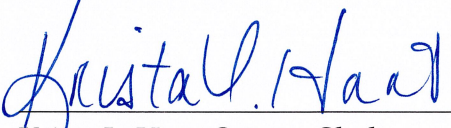
RECITALS

1. The Maryland Rural Legacy Program ("RLP") provides the funding necessary to protect large, contiguous tracts of land and other strategic areas from sprawl development and to enhance natural resource, agricultural, forestry, and environmental protection through cooperative efforts among State and local governments.
2. Protection is provided through the acquisition of easements and fee estates from willing landowners and the supporting activities of Rural Legacy Sponsors and local governments.
3. For FY 2022, Washington County (the "County") was awarded a RLP grant totaling \$1,554,300.00 (the "RLP Funds").
4. Russell Lloyd Wolfinger (the "Property Owner") is the fee simple owner of real property consisting of 90.715 acres, more or less (the "Property"), in Washington County, Maryland. The Property is more particularly described on Exhibit A attached hereto.
5. The County has agreed to pay the sum of approximately TWO HUNDRED NINETY-SIX THOUSAND FIFTY-NINE DOLLARS AND FIFTY CENTS (\$296,059.50), which is a portion of the RLP Funds, to the Property Owner for a Deed of Conservation Easement on the Property (the "Russell L. Wolfinger RLP Conservation Easement").

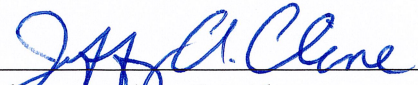
THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the purchase of a conservation easement on the Property be approved and that the President of the Board and the County Attorney be and are hereby authorized and directed to execute and attest, respectively, all such documents for and on behalf of the County relating to the purchase of the Russell L. Wolfinger RLP Conservation Easement.

ADOPTED this 11<sup>th</sup> day of October, 2022.

ATTEST:

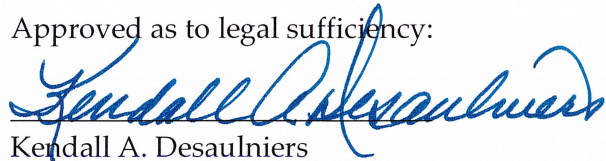
  
\_\_\_\_\_  
Krista L. Hart, County Clerk

BOARD OF COUNTY COMMISSIONERS  
OF WASHINGTON COUNTY, MARYLAND

BY:   
\_\_\_\_\_  
Jeffrey A. Clune, President



Approved as to legal sufficiency:



Kendall A. Desaulniers  
Deputy County Attorney

Mail to:

Office of the County Attorney  
100 W. Washington Street, Suite 1101  
Hagerstown, Maryland 21740

## EXHIBIT A - DESCRIPTION OF PROPERTY

ALL that farm, tract, or parcel of land, and all the rights, ways, privileges, and appurtenances thereunto belonging or in anywise appertaining, situate in Election District No. 12, Washington County, Maryland, being the property identified by the State Department of Assessments and Taxation as tax account no. 12-008309, and being more particularly described in accordance with the description contained in the Deed recorded in Liber 1561, folio 25, among the Land Records of Washington County, Maryland, as follows:

All the following described tract of land being the same property which was conveyed to Jonathan F. Doup by Martin F. Emmert and wife by Deed dated April 2, 1866, and recorded in Liber I. N. No. 19, folio 358, among the Land Records of Washington County, Maryland, less two parcels heretofore conveyed, one by the said Jonathan F. Doup to Daniel Wolfe by Deed dated December 18, 1871, and recorded in Liber W. Mc. K.K. No. 4, folio 269, among the aforesaid Land Records, the other parcel being that parcel described and conveyed in a Deed from John Q. A. Kemp and wife, and Alfred C. Huffer and wife, to N. I. Warrenfeltz, dated March 29, 1892, and recorded in Liber 103, folio 165, among the aforesaid Land Records, to which several Deeds reference is hereby made, adjoining the lands formerly belonging to Isaac Emmert, Daniel Wolfe, and others.

BEING all of the same property which was conveyed from Russell Lloyd Wolfinger, Personal Representative of the Estate of Earl Baily Wolfinger, to Russell Lloyd Wolfinger by Deed dated November 8, 1999, and recorded in Liber 1561, folio 25, among the Land Records of Washington County, Maryland.