

LAW OFFICES
SHIPLEY & HORNE, P.A.

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Largo, Maryland 20774
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Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

March 19, 2026

VIA ELECTRONIC MAIL

The Honorable Donna J. Brown,
Clerk, Prince George's County District Council
Office of the Clerk of the Council
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, Maryland 20774



RE: **Property of Evalina Wallis Hall Cain, et al.
REQUEST FOR CONTINUATION OF EXISTING AG (AGRICULTURE
AND PRESERVATION) AND IE (INDUSTRIAL, EMPLOYMENT) ZONES
PER SECTION 27-1603(a) OF THE ZONING ORDINANCE**

Dear Ms. Brown:

Please be aware that this firm represents Evalina Wallis Hall Cain, et al. (the "Owners"), owners of the property in the above-referenced matter. This letter represents a request from the Owners to retain recently purchased property from the State of Maryland, specifically the State Highway Administration of the Maryland Department of Transportation, classified within the existing AG and IE Zones (the "Property"). It should be noted the Owners represent the interests of Bob Hall, Inc., a long-established and prominent beverage distributorship within the County. The Owners acquired the Property with the intent to expand the operations of Bob Hall, Inc. that are currently located on an abutting parcel. The Property includes approximately 31.715 acres of land that abuts Maryland State Route 4 (Pennsylvania Avenue) to the north, undeveloped land to the south and east, and the operations of Bob Hall, Inc. to the west, which is an existing beverage distribution company located at 5600 Crain Highway, Upper Marlboro, Maryland, 20772. The Property boundaries are identified within *Figure 1*, as shown below outlined in blue.



Figure 1 – Boundaries of the Property

March 19, 2026

Section 27-1603(a) Zoning Ordinance Request

Page 2

The Property identified within *Figure 1* was purchased by the Owners (acknowledged as the Grantees within the deed attached as Exhibit A, recorded in the Prince George's County Land Records in Liber 15710 at folio 194) on or about January 28, 2026. This letter requests that the District Council conduct a zoning review for the Property, which was conveyed in fee simple by the State of Maryland, in accordance with Section 27-1603(a) of the Zoning Ordinance. With this letter, the Owners are requesting that the District Council find that the existing AG and IE zoning designation for the Property is appropriate per Section 27-1603(a) and that said zoning categories be retained for the Property.

Of the total 31.715-acre land area, only roughly 0.25 acres of the Property (or less than 1 percent of the total acreage) is zoned AG, while the remaining portion is zoned IE. As can be seen in *Figure 2* below, the AG zoned portion of the Property is in green, and the IE zoned portion is in grey. This firm urges the District Council to find that the current zoning designation for the Property is appropriate as the 2013 *Subregion 6 Master Plan* identified the entire site as suitable for employment and industrial land uses. Furthermore, the site abuts the existing beverage distribution operation for Bob Hall, Inc. and was primarily zoned I-3 (Planned Industrial/Employment Park) under the prior Zoning Ordinance, with the exception of the aforementioned agricultural zoned portion located in the southernmost portion of the site, previously identified in the O-S (Open Space) Zone. In 2022, the Property was then reclassified to the AG and IE Zones respectively via the Prince George's Countywide Sectional Map Amendment, which became effective concurrently with the current Zoning Ordinance.

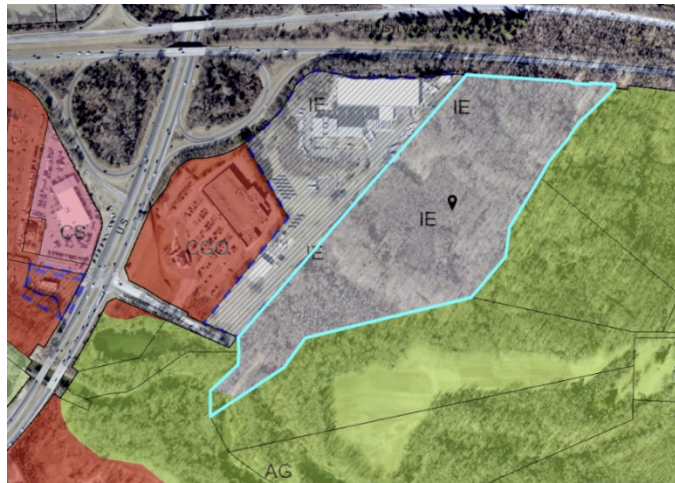


Figure 2 – Zoning of the Property

It is also important to note that on November 14, 2023 the District Council approved a Minor Plan Amendment via CR-110-2023 to amend the 2009 *Countywide Master Plan of Transportation* to add language and amend subsequent maps to remove several parcels from right-of-way preservation of future master planned freeway F-10 (US 301) south of its interchange with future master planned freeway F-6 (MD 4) and master planned expressway E-6 (MD 202). Specifically, the language provided in CR-110-2023 indicates that the right-of-way for future freeway F-10 will not impact the Property, via Minor Amendment One, pg. 3 which states:

“The F-10 project shall not include any right of way or other preservation of the following properties: approximately 10.71 acres of property known as Parcel “C” of the “Penn - 301 Industrial Center,” recorded among the land records of Prince George’s County in Plat Book 71, at Plat Book Page No. 23, and generally bounded by Crain Highway (US 301) on the west, Pennsylvania Avenue on the south, Chevy Drive along the north and east; approximately 15.711 acres of property known as Parcel “B-1,” recorded among the land records of Prince George’s County in Plat Book NLP 103, at Plat Book Page No. 56, being generally bounded by Crain Highway (US 301) on the west, Pennsylvania Avenue on the north, and Maryland Route 976-C along the south; and approximately 31.76 acres recorded among the land records of Prince George’s County in Liber 13481, at Folio 699, being generally bounded by Crain Highway (US 301) on the west, Pennsylvania Avenue on the north, and Maryland Route 976-C along the west.” (Emphasis added).

The District Council’s action in CR-110-2023 was clearly intended, in part, to preserve the employment/industrial development potential of the Property by removing the impact of the future F-10 roadway from any portion of the site.

The Owners are seeking to retain the existing zoning on the Property so that the IE zoned portion of the site can be developed to support a significant expansion of the adjoining Bob Hall, Inc. beverage distribution operation. The Owners have a controlling ownership interest in Bob Hall, Inc., which is a local Prince George’s County operated company that has been in business since 1933 and has been based at its current location at 5600 Crain Highway, Upper Marlboro, Maryland 20772 since its construction in 1980. **Figure 3** below reflects aerial imagery from PGAtlas, wherein the existing Bob Hall, Inc. site is shown outlined in red and the Property subject to this request is shown outlined in blue. Given the Owners’ intent to grow Bob Hall, Inc.’s operations within the County, compatibility with abutting land uses, consistency with the employment and industrial development future land use identified by the 2013 *Subregion 6 Master Plan*, and the District Council’s actions in CR-110-2023, we contend there is significant evidence to compel the District Council to determine that the Property’s current zoning designation is appropriate pursuant to Section 27-1603(a) of the Zoning Ordinance.



Figure 3 – 1980 Aerial Imagery (from PGAtlas) of Abutting Bob Hall Inc. Beverage Distribution Operation

Based on the above, we respectfully request that this matter be placed on a District Council meeting agenda to formally confirm that the Property's current AG and IE zoning classifications are appropriate and should be retained pursuant to Section 27-1603(a) of the Zoning Ordinance. Upon the District Council's confirmation that the Property's current zoning is appropriate, the Owners will be able to proceed with their plans to expand the operations of Bob Hall, Inc. and retain this important business within the County.

Thank you in advance for your attention to this matter. If you have any questions or comments, please do not hesitate to contact the undersigned at your earliest convenience.

Sincerely,



Robert J. Antonetti, Jr.

Enclosure:

Exhibit A – Property Deed

cc: The Honorable Council Chair Krystal Oriadha
 The Honorable Council Vice-Chair Eric Olson
 The Honorable Council Member Sydney Harrison (District 9)
 The Honorable Council Member Jolene Ivey (At-Large)
 The Honorable Council Member Wala Blegay (At Large)
 Bob Hall, Inc.

Prop # _____
"Escaped Property" '1

Mailing Address:
Records and Research Section
707 North Calvert Street
Baltimore, MD 21202

STANDARD DEED
FROM THE STATE HIGHWAY
ADMINISTRATION OF THE MARYLAND
DEPARTMENT OF TRANSPORTATION
AND THE BOARD OF PUBLIC WORKS OF
MARYLAND

Right of Way Item No. 89742
Project No. P 735-13-320

THIS DEED, made this 28th day of JANUARY in the year 2026, from the STATE HIGHWAY ADMINISTRATION OF THE MARYLAND DEPARTMENT OF TRANSPORTATION, party of the first part, and the BOARD OF PUBLIC WORKS OF MARYLAND, acting for and on behalf of the STATE OF MARYLAND, party of the second part, hereinafter sometimes collectively called "GRANTOR;" unto the following, as tenants in common: **Evalina Wallis Hall Cain, an undivided 1/9th interest; Clarence A. Hall, an undivided 1/9th interest; Elizabeth Hall Kinley, an undivided 1/9th interest; Lamar S. Hall, an undivided 1/9th interest; Anne Tilghman Hall Cushman, an undivided 1/9th interest; Marian M. Bond, an undivided 1/9th interest; Margaret S. Mitchell, an undivided 1/9th interest; Sarah H. Mitchell, an undivided 1/9th interest; the Estate of Richard Bennett Hall, an undivided 1/18th interest; Richard Bennett Hall, Jr., an undivided 1/36th interest; and Alyson Cain Hall, an undivided 1/36th interest**, hereinafter sometimes collectively called "GRANTEES."

WHEREAS the State Highway Administration of the Maryland Department of Transportation, acting for and on behalf of the State of Maryland, has heretofore acquired certain property and rights, situate, lying and being in Prince George's County, State of Maryland; and

WHEREAS the State Highway Administration has constructed a certain State highway and/or bridge known and designated as Relocated MD RTE. 4 Ritchie Road to Wayson's Corner; and

WHEREAS the State Highway Administration has prepared, or caused to be prepared Right of Way Plats designated as State Highway Administration Plats numbered **62333 (Rev. 12/17/2024) and 62334**, which plats have been, or are intended to be, duly filed for record with and electronically recorded by the Maryland State Archives; and

WHEREAS said plats show the land, easements, rights and controls of access which have been determined by the State Highway Administration as necessary to be retained by the State for the construction, operation, maintenance, use and protection of the highway constructed, or to be constructed, as aforesaid; and

WHEREAS the State Highway Administration has agreed, pursuant to Transportation Article Section 8-309(f)(1)(ii) of the Maryland Annotated Code, for good and valuable consideration, to convey unto GRANTEES herein certain land, hereinafter described, which the State Highway Administration has determined is no longer needed by it in connection with the construction, operation, maintenance, use and protection of the State Highway System; and

WHEREAS under the provisions of Section 10-305 of the State Finance and Procurement Article of the Maryland Annotated Code, it is necessary for the Board of Public Works of Maryland to join in the transfer of any real property by the State Highway Administration of the Maryland Department of Transportation; and

PRINCE GEORGE'S COUNTY, MD

APPROVED BY: # AA

DATE: 2-5-26

\$17,671.50 RECORDATION TAX PAID
\$49,975.21 TRANSFER TAX PAID

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PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 51710 p.0194 MSA_CE_64_52019. Date available 2/18/2026. Printed 2/20/2026.

WHEREAS GRANTOR, State Highway Administration of the Maryland Department of Transportation, acting for and on behalf of the State of Maryland, is a resident entity as defined in Section 10-912(a)(4) of the Tax-General Article of the Annotated Code of Maryland; and

WHEREAS the total payment per Section 10-912(b) of the Tax-General Article of the Annotated Code of Maryland is Three Million Two Hundred Twelve Thousand Five Hundred Fifteen and 00/100 Dollars (\$3,212,515.00); and

WHEREAS the provisions of Section 10-912(c) of the Tax-General Article of the Annotated Code of Maryland are not applicable to the transfer of real property by the State Highway Administration of the Maryland Department of Transportation, acting for and on behalf of the State of Maryland.

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of Three Million Two Hundred Twelve Thousand Five Hundred Fifteen and 00/100 Dollars (\$3,212,515.00), and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, GRANTOR does hereby grant, convey and quit claim, in fee simple, unto the following, as tenants in common: Evalina Wallis Hall Cain, an undivided 1/9th interest; Clarence A. Hall, an undivided 1/9th interest; Elizabeth Hall Kinley, an undivided 1/9th interest; Lamar S. Hall, an undivided 1/9th interest; Anne Tilghman Hall Cushman, an undivided 1/9th interest; Marian M. Bond, an undivided 1/9th interest; Margaret S. Mitchell, an undivided 1/9th interest; Sarah H. Mitchell, an undivided 1/9th interest; the Estate of Richard Bennett Hall, an undivided 1/18th interest; Richard Bennett Hall, Jr., an undivided 1/36th interest; and Alyson Cain Hall, an undivided 1/36th interest, and their heirs, personal representatives and assigns, all right, title and interest of the State Highway Administration and the State of Maryland, in and to all of that piece or parcel of land situate, lying and being in Prince George's County, State of Maryland, containing 1,381,504 square feet or 31.715 acres of land, more or less, and shown border shaded on State Highway Administration Plats numbered **62333 (Rev. 12/17/2024) and 62334**.

A reduced copy of State Highway Administration Plats numbered **62333 (Rev. 12/17/2024) and 62334** are attached hereto and incorporated herein as **Exhibit Nos. 1 – 2**, respectively.

BEING a part of the same property conveyed by a deed dated November 18, 1999, and recorded November 18, 1999, among the Land Records of Prince George's County, Maryland, in Liber 13481, folio 699, from Osborne Properties, LLC, a Maryland limited liability company, unto the State of Maryland to the use of the State Roads Commission of Maryland, now known as the State Highway Administration of the Maryland Department of Transportation.

RESERVING, HOWEVER, UNTO THE STATE OF MARYLAND TO THE USE OF THE STATE HIGHWAY ADMINISTRATION, its successors and assigns forever, all of the following described land, easements, rights, privileges and controls:

EXCEPT FOR THE HEREIN CONVEYED PROPERTY, all the land and premises, together with the appurtenances thereto belonging or in anywise appertaining, shown and/or indicated on State Highway Administration Plats numbered **62333 (Rev. 12/17/2024) and 62334**, all of which plats are made a part hereof and which has been duly filed for record among the Maryland State Archives.

SUBJECT TO and excepting from the operation and effect of this deed any and all rights and reservations that may have been granted or reserved by former owners of this property or their predecessors in title and/or covenants or restrictions which may have been established with respect to said land by such former owners or their predecessors in title.

Remainder of page intentionally left blank.

SUBJECT TO and excepting from the operation and effect of this deed any and all existing rights now held or used by any public utility or public utilities across or adjacent to the land herein conveyed.

TOGETHER with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the land and premises, hereinbefore described and mentioned, to the extent of the State's right, title and interest thereto, unto **GRANTEES**, their heirs, personal representatives and assigns, forever.

SUBJECT, HOWEVER, TO EACH AND EVERY RESERVATION, RESTRICTION, CONDITION, COVENANT AND CONTROL SET FORTH IN THIS INSTRUMENT OF WRITING.

AND GRANTEES HEREIN, by the acceptance of this deed, do hereby covenant and agree, on behalf of themselves, their heirs, personal representatives and assigns, to abide by and respect each and every reservation, restriction, condition, covenant and control set forth in this instrument of writing, it being the intention hereof to perpetuate all of the rights and privileges retained by the State of Maryland, to the use of the State Highway Administration of the Maryland Department of Transportation, by this deed. It is expressly understood and agreed that these covenants shall run with and bind the property hereby conveyed and shall be binding upon GRANTEES, their heirs, personal representatives and assigns, forever.

The actual consideration paid by GRANTEES unto GRANTOR is Three Million Two Hundred Twelve Thousand Five Hundred Fifteen and 00/100 Dollars (\$3,212,515.00).

[SIGNATURES APPEAR ON FOLLOWING PAGES]

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WITNESS:

STATE HIGHWAY ADMINISTRATION
OF THE MARYLAND DEPARTMENT OF
TRANSPORTATION

Selena McKusick

By: Winko (Seal)
William Pines, P.E.
State Highway Administrator

Approved for form and legal sufficiency
this 27th day of March, 2025.

Concurred in by:

Ellen Kutzer
Ellen Kutzer
Assistant Attorney General

Olu A. Okunola (Seal)
Olu Okunola, Director
Office of Real Estate

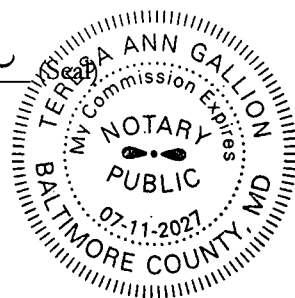
STATE OF MARYLAND - COUNTY/CITY OF Baltimore, To Wit:

I HEREBY CERTIFY that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for the County/City aforesaid, personally appeared **William Pines, P.E.**, State Highway Administrator, and acknowledged the foregoing deed to be the act of the State Highway Administration and, at the same time, made oath in due form of law that he is fully authorized to execute and acknowledge the same.

AS WITNESS MY HAND AND NOTARIAL SEAL this 14th day of April in the year 2025

Theresa A. Gallion
Notary Public

My Commission Expires: 7/11/2027



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PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 51710 p.0197 MSA_CE_64_52019. Date available 2/18/2026. Printed 2/20/2026.

WITNESS:

John T. Gontrum, Esq.
John T. Gontrum, Esq.
Executive Secretary

Aruna Miller (Seal)
Aruna Miller,
Lieutenant Governor of Maryland

Andrew Schaufele (Seal)
Andrew Schaufele
Chief Deputy Comptroller of Maryland

Dereck E. Davis (Seal)
DERECK E. DAVIS
Treasurer of Maryland

Constituting the MARYLAND BOARD OF
PUBLIC WORKS

Approved by the Maryland Board of Public Works at a meeting held on the 2nd day of July
2025, as item # 20-RP, on the MDOT Agenda.

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, To Wit:

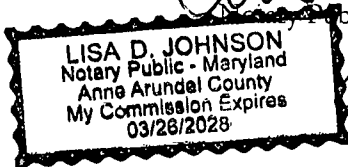
I HEREBY CERTIFY that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF
MARYLAND, in and for the County aforesaid, personally appeared

Aruna Miller - Lieutenant Governor of Maryland
Andrew Schaufele - Chief Deputy Comptroller of Maryland
Dereck E. Davis - Treasurer of Maryland

constituting the BOARD OF PUBLIC WORKS OF MARYLAND and acknowledged the foregoing deed to
be the act of the said Board of Public Works of Maryland.

AS WITNESS MY HAND AND NOTARIAL SEAL this 6th day of August in the year 2025.

My Commission Expires:




Lisa D. Johnson (Seal)
Notary Public

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PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 51710 p.0198 MSA_CE_64_52019. Date available 2/18/2026. Printed 2/20/2026.

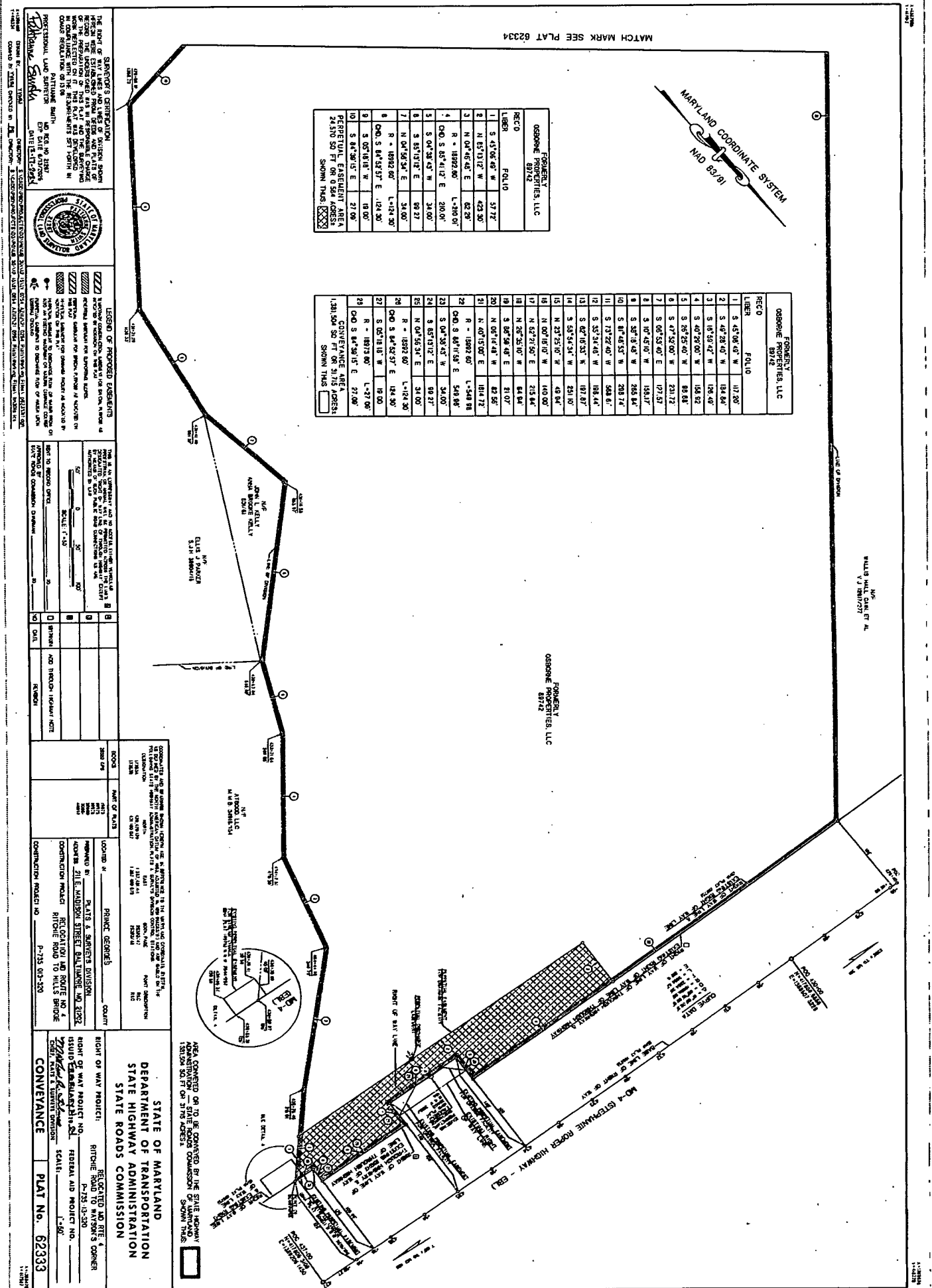
I hereby certify that this instrument was prepared under my supervision, an attorney admitted to practice by the Supreme Court of Maryland.



Ellen Kutzer
Assistant Attorney General

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Exhibit 1



Settlement Date: January 28, 2026
Project: P-735-13-320
Former: Osborne Properties
Item No: 89742

SETTLEMENT SHEET

"The Grantor, not later than 7 days after settlement, shall send written notice of the transfer to the State Supervisor of Real Property Assessments, in order that the property be promptly restored to the real property tax rolls. Grantee acknowledges its liability for payment of real property taxes from the date of settlement and agrees to record the deed in the County Land Records not later than 30 days after settlement. The terms of this paragraph shall survive the execution of the deed and shall not merge there into."

On the enclosed postcard, please forward to the State Highway Administration, the date of recordation, liber and folio numbers.

GRANTOR

Date Check Received: January 28, 2026

Check Numbered: 6716001312

Total Amount: \$ 3,212,515.00

Total amount due at settlement: \$ 2,962,515

Signature: 

GRANTEE

Deed with plat received:

Grantee Name: Hall, et al.

Date: 28 JAN 2026

Signature: Clarence A. Hall

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 51710 p.0202 MSA_CE_64_52019. Date available 2/18/2026. Printed 2/20/2026.

Baltimore City County Prince George's

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments (Check Box if addendum Intake Form is Attached.)

| | | | |
|------------------------------------------|-----------------------------------|--------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Deed | <input type="checkbox"/> Mortgage | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Deed of Trust | <input type="checkbox"/> Lease | | |

2 Conveyance Type Check Box

| | | | |
|--------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Improved Sale Arms-Length [1] | <input checked="" type="checkbox"/> Unimproved Sale Arms-Length [2] | <input type="checkbox"/> Multiple Accounts Arms-Length [3] | <input type="checkbox"/> Not an Arms-Length Sale [9] |
|--------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------|

3 Tax Exemptions (if applicable)

Recordation _____

State Transfer MD Code, Tax-Property 13-207(c)

County Transfer _____

Cite or Explain Authority _____

4 Consideration and Tax Calculations

| Consideration Amount | | Finance Office Use Only Transfer and Recordation Tax Consideration | |
|------------------------------|-----------------|-----------------------------------------------------------------------|------|
| Purchase Price/Consideration | \$ 3,212,515.00 | Transfer Tax Consideration | \$ |
| Any New Mortgage | \$ 0.00 | X () % = | \$ |
| Balance of Existing Mortgage | \$ 0.00 | Less Exemption Amount | - \$ |
| Other: | \$ | Total Transfer Tax | = \$ |
| Other: | \$ | Recordation Tax Consideration | \$ |
| Full Cash Value: | \$ 3,212,515.00 | X () per \$500 = | \$ |
| | | TOTAL DUE | \$ |

5 Fees

| Amount of Fees | Doc. 1 | Doc. 2 | Agent: |
|-----------------------|--------------|--------|----------------|
| Recording Charge | \$ 20.00 | \$ | |
| Surcharge | \$ 40.00 | \$ | Tax Bill: |
| State Recordation Tax | \$ 17,671.50 | \$ | C.B. Credit: |
| State Transfer Tax | \$ 0.00 | \$ | Ag. Tax/Other: |
| County Transfer Tax | \$ 44,975.21 | \$ | |
| Other | \$ | \$ | |
| 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)(i).

| | | | | | |
|------------------|-------------------------|---------------------|------------|--------------|------------------------------|
| District | Property Tax ID No. (1) | Grantor Liber/Folio | Map | Parcel No. | Var. LOG |
| | escaped - needs ID No. | P/O 13481/699 | 102 | not assigned | <input type="checkbox"/> (5) |
| Subdivision Name | | Lot (3a) | Block (3b) | Sect/AR (3c) | Plat Ref. |
| | | | | | SqFt/Acreage (4) |
| | | | | | 31.715 Acres |

Location/Address of Property Being Conveyed (2)
Property East of 5600 SE Robert Crain Highway, Upper Marlboro, MD 20772

Other Property Identifiers (if applicable) _____ Water Meter Account No. _____

Residential or Non-Residential Fee Simple or Ground Rent Amount: _____

Partial Conveyance? Yes No Description/Amt. of SqFt/Acreage Transferred: 31.715 Acres

If Partial Conveyance, List Improvements Conveyed: _____

7 Transferred From

| | |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| Doc. 1 - Grantor(s) Name(s) | Doc. 2 - Grantor(s) Name(s) |
| State Highway Administration of the Maryland Department of Transportation for and on behalf of the State of Maryland | |
| 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) |
| Elizabeth Wallis Hall Cain, Clarence A. Hall, Elizabeth Hall Kinley, Lamar S. Hall, Anne Tilghman Hall Cushman, Marian M. Bond, ** | |
| New Owner's (Grantee) Mailing Address | |
| | |

9 Other Names to Be Indexed

| | |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| Doc. 1 - Additional Names to be Indexed (Optional) | Doc. 2 - Additional Names to be Indexed (Optional) |
| ** Margaret S. Mitchell, Sarah H. Mitchell, Estate of Richard Bennett Hall, Richard Bennett Hall, Jr., Alyson Cain Hall | |

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: STEVEN CAIN, Esq. Return to Contact Person

Firm _____ Hold for Pickup

Address: P.O. Box 74, Upper Marlboro, MD 20773 Return Address Provided

Phone: (301) 651-7888

PRINCE GEORGES COUNTY, MD

Space Reserved for County Validation

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

| | | |
|-----------------------------------------|----------------------------------------|---------------------------------------------------------------------------------------|
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Will the property being conveyed be the grantee's principal residence? |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Does transfer include personal property? If yes, identify: _____ |
| Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | 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 | | |
| Land | | Geo. | Map | Sub |
| Buildings | | Zoning | Grid | Plat |
| Total | | Use | Parcel | Section |
| | | Town Cd. | Ex. St. | Ex. Cd. |
| | | | | Block |
| | | | | Lot |
| | | | | Occ. Cd. |

REMARKS:

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 51710 p.0203 MSA_CE_64_52019 Date available 2/18/2026. Printed 2/20/2026.

Name : STATE HIGHWAY ADMIN
Ref :
Deed (No Taxes) Recording Fee
Fee Amount : \$20.00
Deed (No Taxes) Surcharge :
\$40.00
Total Amount : \$60.00
Transaction Amount : \$60.00
02/12/2020 12:01:45 PM - 141
0212201014001051
PRIN-10-LRO

CLERK VALIDATION SHEET

Mahasin El Amin – Clerk

Clerk of the Circuit Court for Prince George's County

14735 Main Street

Upper Marlboro, MD 20772