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RE: Indian Acres lots

June 1, 2020

Upon reviewing the online Land Records of Cecil County (<https://mdlandrec.net/main/>), the online recorded plat records for Indian Acres (<http://plats.net/pages/results.aspx?cid=CE&adv=1&id=2057965007>) and SDAT website (<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>), I was able to locate and print off the first original deeds for all lots that have been sold in Indian Acres. By doing so I was able to determine:

1. According to the Plat records there are 2163 saleable/platted lots
2. 1747 original lots have been sold to date
3. 416 lots have never been sold
4. The 80% threshold was achieved on 12/29/1998 when WSC sold Glen 2 lots 126/127 (two lots sold as one)

In order to validate my work, I created an excel spreadsheet for all lots in Indian Acres. I used the SDAT website to locate the permanent and unique property ID/Tax ID number for each property. These numbers were assigned by the Maryland State Department of Tax Assessment when the community was originally subdivided. My need to utilize this system in addition to the Land Records was due to a clerical error in the land records. There were many deeds that were indexed wrong in the land records. When a development sells a lot, the deeds are recorded under the developer's name since they are the true owners of the land. These particular deeds were however indexed under the name of the salesman's that sold the lots, even though the verbiage in the deeds clearly state they are being sold by WSC. So, when doing a search for WSC, these lots did not show up.

Below you will find a breakdown of each glen:

Glen	Total Lots	Original Sold Lots	Original Unsold Lots
1	327	326	1
2	154	140	14
3	335	335	0
4	272	272	0
5	175	8	167
6	144	140	4
7	228	0	228
8	251	249	2
9	277	277	0

Total: 2163

Total: 1747

Total: 416

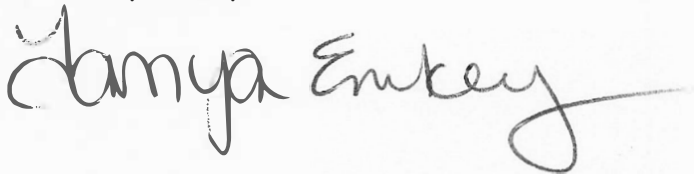
Attached you will find a complete list of each property contained in the community of Indian Acres. The lots are sorted by date sold, with the first lot sold at the beginning and all unsold lots at the end. To achieve the 80% required for the buy out of common ground, 1730 lots needed to be sold. The location for each of the 1747 sold lot deeds are listed on this spreadsheet by the book and page number indicating where they are indexed in the Land Records for Maryland.

The printed version of each deed can be found at:

<https://drive.google.com/drive/folders/1lUk3v8YERCVnn-N9K2tcg8rPqI70j72V?usp=sharing>

A link to this drive can be emailed as well. Please let me know if I can be of further assistance in this matter.

Tanya Emkey

A handwritten signature in black ink that reads "Tanya Emkey". The signature is written in a cursive style with a long, sweeping tail on the letter "y".