



PUBLIC SALE OF REAL ESTATE



2209 Keysville Frederick County Road Keymar, MD 21757

Auction Date: Tuesday September 9th at 6:00PM

Open Houses: Tuesday August 19th 6:00PM-7:00PM

Tuesday August 26th 6:00PM-7:00PM

For Complete Listing & Pictures Please Visit: reddingauction.com



REDDING AUCTION SERVICE INC.

Included Information

Dear Potential Buyer,

Redding Auction Service is proud to present you with the opportunity to own this beautiful well-maintained property. We encourage all potential buyers to inspect the property and the enclosed information prior to the day of sale. We have provided the following information for your review.

- Property Information
- Terms and Conditions
- Deed
- Aerial

If you have any questions, please don't hesitate to contact Cole Redding at 717-688-1746 or call our office at 717-334-6941 anytime. We are looking forward to having you at the auction on **Tuesday September 9th**.

Thank you,
Redding Auction Service





REDDING AUCTION SERVICE INC.

General Information

General Information: Sitting on 9.5 acres, this property entertains endless possibilities! In addition to the acreage, this property boasts a 4-bedroom, 1 full bath farmhouse, with a large eat-in kitchen, dining room, family room, a multi-purpose room, a full-house attic and basement, and a front and back porch. In addition to the home, the property encompasses a 2-story bank barn, a garage, 2 outdoor sheds, and a spring house. With both tillable and wooded acreage, the property contains endless types of wildlife, and plenty of room for all types of recreation. Don't miss out on the chance to make this unique property your own!

This home has the following rooms with dimensions:

Main Floor

- **Kitchen:** 18'x15' – Tile Flooring, Single Sink, Windows, Ceiling Fan, Frigidaire Electric Stove, LG Refrigerator, Microwave, Access to 2nd Floor, Side Door Access, Back Yard, & Dining Room.
- **Dining Room:** 14'x15' – Carpet Flooring, Windows, Access to Kitchen & Hallway.
- **Family Room:** 14'x15' – Carpet Flooring, Ceiling Fan, Windows, Access to Multi-Purpose Room & Hallway.
- **Multi-Purpose Room:** 15'x17' – Painted Tile Flooring, Wood Stove, Oil Boiler (2007), Maytag Washer & Amana Dryer, Access to Back Yard, Kitchen & Family Room.
- **Front Porch:** 18'x6' – Wood Decking & Wood Railing.
- **Back Porch:** 17'x7' – Wood Decking Access into Multi-Purpose Room.

2nd Floor

- **Bedroom 1:** 9'x13' – Carpet Flooring, Windows, Closet, Ceiling Fan.
- **Bedroom 2:** 12'x15' – Carpet Flooring, Windows, Closet, Ceiling Fan.
- **Bedroom 3:** 13'x15' – Hardwood Flooring, Windows, Ceiling Fan.
- **Bedroom 4:** 14'x15' – Hardwood Flooring, Windows, Closet, Ceiling Fan.
- **Full Bath:** 10'x8' – Laminate Flooring, Window, Step in Shower, Single Sink Vanity, Built in Cabinet, Attic Access.

Attic: Full House Attic with Windows.

Basement: Full House Basement with Gravel Floor, Electric Hot Water Heater, 200 AMP Panel, Water System.

Spring House: 17'x15' – Wood Siding, Windows, Stone Chimney.

Utility Shed: 9'x11' – Metal Roof, Cement Block Walls.

Garage: 21'x21' – Vinyl Siding, Metal Roof, Cement Floor, Rolling Glass Doors, Access to Attached Shed – 11'x12'

2 Story Bank Barn: 65'x35' – Wood Frame, Stone Foundation, Metal Roof.

Shed: 12'x18' – Wood Sided, Metal Roof.



This Property has the Following Features

- **Acreage:** 9.50 +/-
- **Road Frontage From:** Keysville Frederick Co. Road
- **County:** Carroll
- **Taxes Approx:** \$2957.67
- **School District:** Carroll County Public School.
- **Zoning:** Contact Carroll County

Utilities:

- **Water:** Well
- **Sewer:** On-Site Septic
- **Gas:** N/A
- **Heating:** Boiler (Oil)
- **Cooling:** N/A
- **Parcel Number:** 10430348 & 10004098

Terms: \$20,000.00 Down Payment in certified funds due on the day of auction by the successful bidder. Property is being sold with a reserve. Settlement within 45 days. Property is being sold AS-IS. Announcements made on the day of the auction take precedence over all printed materials. NO BUYERS PREMIUM!

- Closing location to be determined by the seller.
- Possession will take place at time of settlement.

Auction for: Henry S. Atterbury III

Attorney: John Foley





REDDING AUCTION SERVICE INC.

Deed (Parcel 1)

BOOK 5352 PAGE 0280

File No.: 15687-07-00476

Carroll County Commissioners
RECORDATION TAX

AMT: \$3,000.00

DATE: 9-17-07

INITIALS: KH

THIS DEED, made this 11 day of Sept, 2007, by and between CHARLES L. STONESIFER, TRUSTEE AND HAZEL M. STONESIFER, TRUSTEES OF THE CHARLES L. STONESIFER REVOCABLE CONVERTIBLE TRUST AND OF THE HAZEL M. STONESIFER REVOCABLE CONVERTIBLE TRUST., party(ies) of the first part ["GRANTOR(S)"]; and HENRY S. ATTERBURY, III, party(ies) of the second part ["GRANTEE(S)"].

- Witnesseth -

1499.50
THAT FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 (\$299,900.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor(s) does/do grant and convey unto the said HENRY S. ATTERBURY, III, in fee simple, as Sole Owner, all that lot of ground situate in CARROLL County, Maryland, and described as follows, that is to say:

See Exhibit "A" Attached hereto and made a part hereof for legal description.

Which has a mailing address of: 2209 Keysville Frederick County Road
Keymar, MD 21757

Title Insurer: Commonwealth Land Title Insurance Company
Tax Account No. 10-0-430348

Being the same land conveyed to the Grantor(s) herein by Deed
recorded in Book 5183, Page 393, among the aforesaid Land Records.

TOGETHER with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Grantee(s).

AND the said party(ies) of the first part hereby covenant(s) that he/she/they has/have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he/she/they will warrant specially the property hereby granted; and that he/she/they will execute such further assurances of the same as may be requisite.

Records) UBS 5352, p. 0280, MSA, CE56_5340. Date available 09/24/2007. Printed 06/05/2025.



REDDING AUCTION SERVICE INC.

Deed (Parcel 1)

January 11, 2007

BOOK 5352 PAGE 0281

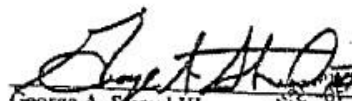
Description of a 4.005 Acre Parcel
Deed of Off-Conveyance
Charles L. Stonesifer Property

All that parcel of land situate on the East side of the Keysville - Frederick County Road in the Tenth Election District of Carroll County, Maryland and described as follows:

BEGINNING for the same at an iron pin set at the beginning of the South $77\frac{1}{2}^{\circ}$ West 60 Perch line, Second Parcel, of those parcels of land conveyed unto The Charles L. Stonesifer and The Hazel M. Stonesifer Revocable Convertible Trust Agreement by deed dated February 6, 2003 and recorded among the Land Records for Carroll County in Liber LWS 3273 folio 731 (morefully described in Liber EMM Jr. 155 folio 159), thence running with said line with all bearings referred to the Maryland State Grid Meridian South $70^{\circ}43'39''$ West 967.85 feet to an iron pin set on the East side of said Keysville - Frederick County Road - thirty (30) feet from the center thereof, thence with a line of division now made running thirty (30) feet parallel and to the East of centerline of said Road North $22^{\circ}59'17''$ West 361.25 feet to an iron pin set, thence with a line of division now made South $89^{\circ}17'17''$ East 400.00 feet to an iron pin set, continuing thence South $89^{\circ}17'17''$ East 654.77 feet to the place of beginning. Containing 4.005 acres of land more or less.

BEING, a portion of that Second Parcel, of those parcels of land conveyed unto The Charles L. and Hazel M. Stonesifer Revocable Convertible Trust Agreement by deed dated February 6, 2003 and recorded among the Land Records for Carroll County in Liber LWS 3273 folio 731.

Subject To a Water Resource Protection Easement to be conveyed unto The Commissioners of Carroll County prior to the recordation of this description.


George A. Stroud III
Property Line Surveyor No. 258



Land Records) DBS 5352, p. 0281, MSA_CE56_5340. Date available 09/24/2007. Printed 06/05/2025.



REDDING AUCTION SERVICE INC.

Deed (Parcel 2)

8207 428

Carroll County Commissioners

RECORDATION TAX

AMT: 500.00

DATE: 1-22-16

INITIALS: [Signature]

AFTER RECORDING RETURN TO:

Sage Title Group, LLC
511 Jermor Lane, Suite 104
Westminster, MD 21157

Tax ID#: 10-0-004098

DOCUMENT PREPARED BY:

Sage Title Group, LLC
511 Jermor Lane, Suite 104
The Marathon Building
Westminster, MD 21157

File Number: 155834WESS

This Deed

MADE THIS 18th day of September, 2015, by and between Fred R. Stonesifer, party of the first part, and Henry S. Atterbury, party of the second part.

WITNESSETH, That in consideration of the sum of **FIFTY THOUSAND AND 00/100 DOLLARS (\$50,000.00)**, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party of the second part, in fee simple, all that parcel of ground situated in **Carroll County, Maryland** and as described as follows, that is to say:

BEGINNING FOR THE SAME at a rebar & cap now set along the northeasterly side of Keysville-Frederick County Road at the beginning of the 1st line of that same parcel of land as described in a conveyance by and between Franklin E. Hagan, Sr. and Judith D. Hagan, unto Franklin E. Hagan, Sr., by a deed dated August 24, 2010 and recorded among the Land Records of Carroll County, Maryland in Liber DBS No. 6289, Page 443, where said 1st line intersects the 3rd or closing line of that same parcel of land as firstly described in a conveyance by and between H. Oliver Stonesifer and J. A. Stansbury, unto George P. Ritter, et ux, by a deed dated March 31, 1894 and recorded among said Land Records in Liber BFC No. 78, folio 488, of which the herein described land is a portion thereof, said point of beginning herein having coordinates of North 717,290.50 and East 1,239,347.91 as referred to the Maryland State System of Plane Coordinates, 1983 (2012) North American Datum and Carroll County Survey Points "K-19" and "Hagerstown Azi.", thence running with and binding upon the boundaries to include a portion of the land conveyed by and between G. Richard Stonesifer and Jean R. Lambert, unto Fred R. Stonesifer, by a deed dated April 26, 1974 and recorded among said Land Records in Liber CCC No. 568, Page 126 and shown as the "Remaining Portion" on the Plat of "FRED R. STONESIFER PROPERTY", prepared by Weller & Associates, Inc., dated June 30, 1981 and recorded among said Land Records in Plat Book LWS No. 24, Page 38, as now surveyed by HANOVER LAND SERVICES, INC., the six following courses and distances, with all bearings herein being referred to said Maryland State System of Plane Coordinates, 1983 (2012) North American Datum, to wit;

1. Along said northeasterly side of Keysville-Frederick County Road, running with and binding reversely upon a portion of said 3rd line of the firstly described parcel of land in the aforesaid Liber BFC 78, folio 488, and continuing upon the 1st line of the secondly described parcel of land in same, respectively, in all, North 19°46'13" West 206.71 feet to a rebar and cap heretofore set by G.A. Stroud, III at the end of the 1st line of that same tract of land as described in a conveyance by and between Charles L. Stonesifer, et al, unto Henry S. Atterbury, III, by a deed dated September 11, 2007 and recorded among said Land Records in Liber DBS No. 5352, page 280, thence
2. Leaving Keysville-Frederick County Road and running with and binding reversely upon the aforesaid 1st line in the conveyance to Henry S. Atterbury, III, and upon the 2nd line of the aforementioned parcel as secondly described in Liber BFC No. 78, folio 488,

REDDING AUCTION SERVICE INC. (Carroll County, MD) 8207, p. 0428, MSA_C2556_8196. Date available 02/01/2016. Printed 06/05/2025.



REDDING AUCTION SERVICE INC.

Deed (Parcel 2)

8207 429

North 70°43'52" East 967.92 feet to a rebar and cap heretofore set by G. A. Stroud, III, thence

3. Leaving the boundary of Henry S. Atterbury, III and running with and binding upon; a portion of the boundary of Remaining Portion Tract One shown on the plat of "SUNSET VISTA", prepared by BPR, Inc., dated January 28, 2009 and recorded among said Land Records in Plat Book DBS No. 51, Page 152, described in a conveyance by and between Elwood E. Swam and Robert L. Trout, Personal Representatives, unto Martin L. Nusbaum, by a deed dated March 26, 2013 and recorded among said Land Records in Liber DBS No. 7275, page 287, and, reversely upon the 1st line of that same parcel of land as firstly described in a conveyance by and between Michael E. Stambaugh and Bridgett A. Stambaugh, unto John Monroe and Jennifer Monroe, by a deed dated January 30, 2015 and recorded among said Land Records in Liber DBS No. 7946, page 321, respectively, as well as running with and binding on the 3rd line of the aforesaid secondly described parcel of land in Liber BFC No. 78, folio 488 and continuing reversely upon a portion of the 1st line of the aforesaid firstly described parcel of land in Liber BFC No. 78, folio 488, respectively, in all, South 26°55'12" West 640.08 feet to a concrete monument heretofore set and designated as boundary corner No. 10 of Lot 1 on the Plat of "FRED R. STONESIFER PROPERTY", prepared by Weller & Associates, Inc., dated June 30, 1981 and recorded among said Land Records in Plat Book LWS No. 24, Page 38, described in a conveyance by and between Thomas J. Gately, Jr. and Barbara J. Gately, unto Charles G. Sheely, by a deed dated April 21, 1997 and recorded among said Land Records in Liber LWS No. 1906, page 707, thence
4. Leaving the land of John and Jennifer Monroe and running with and binding reversely upon the boundaries of the aforesaid Lot 1 the two following courses and distances, North 67°35'33" West 365.27 feet to a concrete monument heretofore set by Weller & Associates, Inc., thence
5. South 64°14'09" West 183.49 feet to a concrete monument heretofore set by Weller & Associates, Inc. at the end of the 1st line of the aforementioned same parcel of land conveyed unto Franklin E. Hagan, Sr. and described in Liber DBS No. 6289, page 443, thence
6. Leaving the boundaries of Lot 1 shown on the Plat recorded in Plat Book LWS No. 24, Page 38 and running with and binding reversely upon said 1st line of Franklin E. Hagan, Sr. described in Liber DBS No. 6289, page 443, South 86°49'09" West 51.46 feet to the **POINT OF BEGINNING** herein.

CONTAINING 5.4908 acres of land, more or less.

Said parcel of land as herein described is also the "Remaining Portion" as shown on the Plat of "FRED R. STONESIFER PROPERTY", prepared by Weller & Associates, Inc., dated June 30, 1981 and recorded among said Land Records in Plat Book LWS No. 24, Page 38.

The improvements thereon being known as 5.5 Ac., Keysville Bruceville Road, Keymar, Maryland 21757.

Tax ID#: 10-0-004098

BEING a portion of the same property which by deed dated April 26, 1974 and recorded among the Land Records of Carroll County, Maryland in Liber CCC No. 568, folio 126, was granted and conveyed by G. Richard Stonesifer and Jean R. Lambert unto Fred R. Stonesifer.

CARROLL COUNTY CIRCUIT COURT (Land Records) DBS 8207, p. 0429, MSA_CE56_8196. Date available 02/01/2016. Printed 06/05/2025.



REDDING AUCTION SERVICE INC.

Deed (Parcel 2)

8207 430

BEING a portion of the same property which by deed dated October 18, 1971 and recorded among the Land Records of Carroll County, Maryland in Liber No. 498, folio 350, was previously granted and conveyed by J. Russell Stonesifer, life tenant with full powers, unto Fred R. Stonesifer, G. Richard Stonesifer and Jean R. Lambert, (Remaindermen). Said J. Russell Stonesifer having departed this life.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

SUBJECT TO all rights, easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said party of the second part, as sole owner, his Personal Representatives, heirs and assigns, in fee simple.

Buyers' Initials:

LR

AND the said party of the first part does hereby covenant that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

LR - Deed (w Taxes)
Recording only \$720.00
Grantor/Grantee Name:
alterbury
Reference/Control #:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 250.00
LR - Non-Resident Tax
- linked 0.00
=====

SubTotal:	310.00
=====	
Total:	310.00
01/22/2016 00:52	
CC06-LH	
#5479954 CC0502 -	
Carroll	
County/CC05.02.03 -	
Register 03	

REDDING AUCTION SERVICE INC. 1000 W. 10TH ST. SUITE 100, WASHINGTON, D.C. 20001-1000. Date available 02/01/2016. Printed 06/05/2025.



REDDING AUCTION SERVICE INC.

Aerial





ABOUT US

Let our Family serve your Family

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