

FILED IN RESPONSE TO THE COMPLAINT OF:

DON D. CAMERON, JR.

On the 26th day of June, 1973 [RECORDED 27 JUNE 1973, 2:57 P.M.], a Deed was signed, transferring that parcel of land on the West side of Mountain Rd., near Knoxville, in the Petersville Election District, Frederick County, Maryland, containing 1 acre and 128 sq. perches, more or less, from LEVIN I. COOPER and MARY E. COOPER, his wife, unto LOUIS PACE STEPHENS and NINA FAYE STEPHENS, his wife [LIBER 916, FOLIO 589]. [Being all of parcel No. 1 in a deed from ROBERT W. CRAFT unto LEVIN I. COOPER and MARY E. COOPER, dated Sept. 9, 1972, recorded among land records of Frederick County, Maryland, in LIBER 889, FOLIO 588].

Adjoining the property which my wife and I purchased were two (2) lots; No. 1 contained a building owned by the African Methodist Episcopal Church, used as a private dwelling; No. 2 was a stone house in very poor condition also owned by Mr. Levin I. Cooper.

When I was shown my property prior to the sale, Mr. Russell Stone, a representative of the SPARKS AGENCY, 318 Petersville Rd., Brunswick, Md., pointed out some wooden stakes defining the limits of the original 1 acre of ground which was being sold with my property. [We made an offer to Mr. Cooper for the additional property to the West of the dwelling we purchased to make up the property as described in our deed.]

One of those wooden stakes was at the point where our property and that property which was to be sold with the stone house met. Mr. Cooper was in the process of installing a septic system and water line into the stone house and in the course of digging, moving equipment, etc., that stake was removed.

The stone house was purchased by THOMAS JOHN CAMPBELL and SANDRA FAYE CAMPBELL, who restored and modernized it, adding a room to the North side. In time, Mr. Campbell expressed a desire to pour a concrete pad on a portion of the property which I understood via Mr. Stone to be mine and which Mr. Campbell via a description in his deed thought to be his. However neither of us were 100% sure EXACTLY where the property line was located. I suggested to Mr. Campbell that nothing permanent be placed along the property line because of possible difficulties that it could cause in the future. I stated to Mr. Campbell that trees, shrubs, etc. would benefit both of the property owners and I would have no objections to them. The concrete pad was to be used as a patio by Mr. Campbell and his family. Mr. Campbell then asked if I would pay 1/2 of a survey fee to establish an accurate boundary line; after much thought, I declined this offer.

In this context then, the boundary has been in dispute since both of these properties have been sold, having never been EXACTLY determined. Mr. Cameron assumed that dispute with the purchase of the stone home from Mr. Campbell. In addition, since Mr. Cameron has been unsuccessful in his attempts to have a survey made and the boundary line firmly established, it appears that any attempt to proceed in establishing that boundary through normal channels will be fruitless.