

IN THE CIRCUIT COURT FOR FREDERICK COUNTY, MARYLAND

DONALD FITZGERALD

PLAINTIFF

VS.

CIVIL NO. 1279E

DOUGLAS R. PIPER, ET AL.

DEFENDANTS

* * * * *

AFFIDAVIT

1. I am Michael Karas, an attorney admitted to the Maryland Bar. I am over the age of 18, am competent to testify, and make this affidavit on my personal knowledge.

2. At the request of Plaintiff, Donald Fitzgerald, I have caused a search of the Land Records of Frederick County to be conducted regarding the land that is the subject of these proceedings.

3. Upon examination of such title, which was conducted back through 1848, I have been able to determine that there appears to be a draftsman error, in that the property that is the subject of this dispute was conveyed into Plaintiff's chain of title, and there appear to be no out conveyances affecting same. However, none of the subsequent Deeds to the subject parcel contain the metes and bounds description of the subject property, though they all appear to include the acreage of the disputed tract.

4. Title search does not disclose that the named Defendants herein have a claim. They have been included as parties therein solely because of the proximity of their land to that claimed by Plaintiff.

5. I can locate no other potential claimants to the subject property.

I HEREBY CERTIFY that under penalties of perjury that the matters and