



Justin Holder &lt;jholder2004@gmail.com&gt;

---

## MPIA - SDAT POLICY - Assessment Records Category No 045 Transfer Process Subject No 030 Alleged Erroneous Deeds No 33

1 message

---

**Justin Holder** <jholder2004@gmail.com>

Tue, Jan 6, 2026 at 4:45 PM

To: Joshua Greenberg -SDAT- <joshua.greenberg@maryland.gov>, Vincent Guida -SDAT- <vincent.guida@maryland.gov>, Myles Handy -SDAT- <myles.handy@maryland.gov>, Christina Trotta -SDAT- <christina.trotta1@maryland.gov>, Lisa Lohman -SDAT- <lisa.lohman@maryland.gov>, allison.smart1@maryland.gov, Adam Greivell <adam@gfirm.us>, Jacob Weddle <jweddle@rwclawyers.com>

Dear SDAT MPIA,

### MPIA:

SDAT POLICY - Assessment Records Category No 045 Transfer Process Subject No 030 Alleged Erroneous Deeds No 33 discusses in part a "wrong grantor" as outlined below:

Offices should not change ownership where the deed contains major errors. This is the policy even if the deed has already been recorded in land records.

Some examples include:

## **Wrong grantor;**

Wrong legal description i.e. incorrect subdivision or parcel number;

Property being transferred is not sufficiently described.

For these the attorney or title company should be contacted and notified of the error and that ownership has not changed on the assessment rolls. Hopefully this notice is enough to generate a confirmatory deed. If the attorney or title company has not corrected the problem after 30 days, Supervisors should contact the grantee describing the error and stating that ownership has not changed. Attached are sample letters that can be used for the notifications described above;

and I am requesting to inspect any/all public records that inform me of a) each time SDAT has determined a deed has a "wrong grantor", b) all correspondence between SDAT and the grantor and/or grantee of the deed that was determined to have a "wrong grantor", c) the documents, research, (perhaps extensive and perhaps on title), or other deliberations that were relied to determine that deed had a "wrong grantor", d) actions SDAT took after it determined a deed had a "wrong grantor", and e) the Md authority, law, statute, COMAR or other regulation or legislation that would invest SDAT with the authority to make the determination that a deed has the "wrong grantor", rather than a circuit court that may have the original and/or exclusive jurisdiction to determine the title to real property in Maryland, (otherwise known as the "right grantor", e. g. superior claim to title to real property).

### FEE WAIVER

The state has been embroiled with a public controversy over ownership of an "abandoned railroad for over 3 decades, with many allegations of fraud, stealing land, lies from the state, pay to play quid pro quo schemes, and other wrongful and/or unconstitutional conduct, such that charging a fee to shed light on the public controversy would exacerbate the controversy. I am incorporating each and everyone of my emails to Josh Greenburg with the term "MDLANDREC

Book 7808, p. 13" in the subject line by reference, and submitting them as true and correct to the best of my information knowledge and belief, in support of this fee waiver request, (and will include each and everyone as an attachment hereto).









## **CONCLUSION**

If after a thorough legal and policy review, along with a reasonable search, SDAT determines that no records exist, please tell me that in accordance with GP § 4-202(d) in the time allowed by law, (in so doing SDAT would also be telling me that it did not determine my deed, where the property assessment/alleged ownership was rescinded, did not have a "wrong grantor", as that record would be responsive to this instant request).

Justin

---

## **8 attachments**

-  **Gmail - PROPOSED ORDER OF DEFAULT JUDGMENT - MDLANDREC Book 7808, p. 13 and the DJ at issue with Frederick 277 CASE.pdf**  
245K
-  **Gmail - MDLANDREC Book 7808, p. 13 on record, will update in a few days - its on record.pdf**  
179K
-  **Gmail - 036 Case consent to consolidate with 116 case -- MDLANDREC Book 7808, p. 13 and the DJ at issue with Frederick et al.pdf**  
851K
-  **Ex. for MSJ - MORRAL YOUNG ESTES CONFESS THE CONTROVERSY.pdf**  
730K
-  **Gmail - THE RACKET MECHANICS PART 1 - SDAT POLICY - Assessment Records Category No 045 Transfer Process Subject No 030 Alleged Erroneous Deeds No 33 - MDLANDREC Book 7808, p. 13 the estoppel waiver laches capitulation and or aquiece.pdf**  
311K
-  **Gmail - FREDERICK RACKET CLASS CERTIFICATION AS FREDERICK RACKET EXTENDS ACROSS THE COUNTY - MDLANDREC Book 7808, p. 13 and the DJ at issue with Frederick.pdf**  
1473K
-  **If we Assume Fred got it right in the 430. case - Cost-Keedy Teeter-Totter.pdf**  
722K
-  **Notice to ToK - Gmail - PROPOSED ORDER OF DEFAULT JUDGMENT - MDLANDREC Book 7808, p. 13 and the DJ at issue with Frederick 277 CASE.pdf**  
638K