

IN THE CIRCUIT COURT FOR ANNE ARUNDEL COUNTY, MARYLAND

Property Owners Association)
Of Arundel on the Bay, Inc., et al.)
Plaintiffs)
)
v.)
)
Maurice B. Tose, et ux.)
Defendants)
And)
All Property owners in Arundel on the Bay)
Counter-Defendants)
_____)

Case No. C-02-CV-19-003640

**ANSWER TO FIRST AMENDED COMPLAINT TO QUIET TITLE , FOR
DECLARATORY RELIEF AND FOR INJUNCTIVE RELIEF FOR WRONGFUL
INTERFERENCE WITH EASEMENT RIGHTS**

Mattie Giles (hereinafter “Counter-Defendant”), by and through her undersigned Court appointed Conservator, and for her Answer to the First Amended Complaint to Quiet Title, for Declaratory Relief and for Injunctive Relief for Wrongful Interference with Easement Rights (“Complaint”) filed herein, states as follows:

FIRST DEFENSE

1. Counter-Defendant has insufficient knowledge to admit or deny Paragraphs 1 - 60 including all of the “Wherefore” clauses of the Complaint, and therefore those paragraphs and “Wherefore” clauses are treated as denied.

SECOND DEFENSE

Counter-Defendant avers waiver

THIRD DEFENSE

Counter-Defendant avers estoppel.

FOURTH DEFENSE

If Plaintiff was damaged as alleged in the Complaint, then such damages were caused by their own primary or contributory negligence and not this Counter-Defendant, its agents, or employees.

FIFTH DEFENSE

Plaintiff has failed to mitigate damages.

SIXTH DEFENSE

Counter-Defendant will rely on all defenses lawfully available to it, including but not limited to those already alleged herein.

SEVENTH DEFENSE


All of Plaintiff's claims are barred by the clean hands doctrine.

RESERVATION OF RIGHT

Counter-Defendant reserves the right to amend this Answer to assert additional defenses and counterclaims after discovery.

WHEREFORE, the Counter-Defendant request that the court grant Counter-Defendant such other relief as it may deem proper.

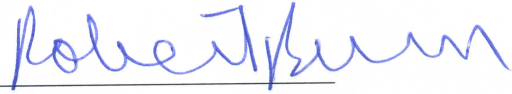
Respectfully submitted,



Robert Bunn, Esq.
C.P.F. No. 7206010011
1325 G Street, N.W. Suite 500
Washington, DC 20005
(202) 293-5552 (Office)
(202) 338-6950 (Facsimile)
rbunnlaw@aol.com
Claimant
Member of the Maryland Bar

CERTIFICATE

I hereby certify that I am a member in good standing of the Bar of the Court of Appeals of Maryland.


Robert Bunn
Robert Bunn

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a copy of the foregoing Answer to Complaint was served, by depositing in the U.S. mail, first class, postage prepaid, addressed to the following persons on the 17th day of November, 2021:

Wayne T. Kosmerl, Esq.
N. Tucker Meneely, Esq.
125 West Street
4th Floor
Annapolis, MD 21401

Barbara J. Palmer, Esq.
Hyatt & Weber, P.A.
200 Westgate Circle
Suite 500
Annapolis, MD 21401



/s/ Robert Bunn
Robert Bunn