



Authorization and Agreement to Negotiate Contract/Lease
And Conduct Transaction Electronically

The Contract of Sale/Lease dated _____, Address 14106 Harrisville Road,
City Mount Airy, State MD Zip 21771
Between Seller/Landlord Theodore W. Weaver, III, Karen A. Fuhrmann-Weaver

And Buyer/Tenant _____ is
hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the
contrary in the Contract/Lease.

In accordance with the Uniform Electronic Transactions Act ("UETA") and the Electronic Signatures in Global and National Commerce Act, or "E-Sign" ("The Act"), and other applicable state or local legislation regarding Electronic Signatures and Transactions, the undersigned do hereby expressly authorize and agree to the use of electronic signatures ("E-sigs") as an additional method of signing and/or initialing this Contract/Lease.

In the event a third party to the transaction completed by this Contract/Lease (Lender, Title, Insurer, Hazard Insurance Company, etc.) requires that the Agreement be executed with handwritten signature(s), the parties mutually agree to re-execute the documents comprising the Contract/Lease with handwritten signatures in a timely manner. The Buyer and Seller are advised to confirm the acceptance of the use of E-Sigs with third parties in advance.

DocuSigned by:

Theodore W. Weaver, III 8/27/2020 | 3:59 PM EDT

AF17F8519A0448

Seller's Signature/Date

Buyer's Signature/Date

Theodore W. Weaver, III

Karen A. Fuhrmann-Weaver

Seller's Signature/Date

Buyer's Signature/Date

Karen A. Fuhrmann-Weaver



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Revised May 2017





FREDERICK COUNTY NOTICES AND DISCLOSURES

This disclosure statement is attached to and hereby made a part of the Contract dated _____ between _____ (Buyers(s)) and Theodore W. Weaver, III, Karen A. Fuhrmann-Weaver (Seller(s)) for the property located in the County of Frederick, State of Maryland, described as 14106 Harrisville Road, Mount Airy, MD 21771 (the "Property").

- 1. MASTER PLANS AND ZONING ORDINANCES:** Buyers have the right to review any applicable master plans and zoning ordinances, including but not limited to: Frederick Municipal Airport Overlay Zone, Historic Preservation Overlay District, National Register of Historic Places, Livable Frederick Master Plan, Carroll Creek Overlay District, and Monocacy Scenic River Management Plan, or other maps and information relating to planned land uses, roads, highways and the location of parks and other public facilities affecting the property. This information may be found online or at most local, county or state offices such as Parks and Recreation, Planning and Zoning, etc.
- 2. FREDERICK COUNTY RIGHT TO FARM ORDINANCE NO. 96-23-175:** FREDERICK COUNTY ALLOWS AGRICULTURAL OPERATIONS (as defined in the Frederick County Right to Farm Ordinance) WITHIN THE COUNTY. Buyer(s) may be subject to inconveniences or discomforts arising from such operations, including but not limited to: noise, odors, fumes, dust, flies, the operation of machinery of any kind during any 24-hour period (including aircraft), vibration, the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, and pesticides. Frederick County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be an interference with reasonable use and enjoyment of land, if such operations are conducted in accordance with generally accepted agricultural management practices. Frederick County has established a Agricultural Reconciliation Committee to assist in the resolution of disputes which might arise between persons in this County regarding whether agricultural operations conducted on agricultural lands are causing an interference with the reasonable use and enjoyment of land or personal well-being and whether those operations are being conducted in accordance with generally accepted agricultural practices. If you have any question concerning this policy or the Reconciliation Committee, please contact the Frederick County Planning Department.
- 3. SPECIAL TAXING DISTRICT OR COMMUNITY DEVELOPMENT AUTHORITY (CDA):** The property may be part of a Special Taxing District or Community Development Authority (CDA). There are Special Taxing Districts and CDAs in Frederick County, including but not limited to: Lake Linganore CDA, Urbana CDA, Brunswick Crossing, Lake Linganore-Oakdale CDA, Jefferson Tech Park, and others. For the most accurate and up-to-date information, please contact MuniCap, Inc. at (443) 539-4101.

If this sale is subject to a tax or fee of a Special Taxing District or CDA, State law requires that the seller disclose to the buyer at or before the time the contract is entered into, or within 20 calendar days after entering into the contract, certain information concerning the property being purchased. The content of the information to be disclosed is set forth in §10-704 of the Real Property Article of the Maryland Annotated Code and includes the amount of the current annual tax or fee, the number of years remaining for the tax or fee, and a statement of whether any tax or fee against the property is delinquent.

- The amount of the current annual tax or fee of the Special Taxing District or Community Development Authority on the property is \$ _____.
- The number of years remaining for the tax or fee of the Special Taxing District or Community Development Authority on the property is _____.
- Any tax or fee of the Special Taxing District or Community Development Authority against the property is delinquent or is not delinquent.

DocuSign

Theodore W. Weaver, III 8/27/2020 | 3:59 PM EDT

SELLER 19A8448F... DATE BUYER DATE

Theodore W. Weaver, III
Karen A. Fuhrmann-Weaver

SELLER DATE BUYER DATE

Karen A. Fuhrmann-Weaver





NOTICE TO BUYER AND SELLER OF BUYER'S RIGHTS AND SELLER'S OBLIGATIONS UNDER MARYLAND'S SINGLE FAMILY RESIDENTIAL PROPERTY CONDITION DISCLOSURE LAW

ADDENDUM dated _____ to the Contract of Sale between Buyer _____ and Seller Theodore W. Weaver, III, Karen A. Fuhrmann-Weaver for Property known as 14106 Harrisville Road, Mount Airy, MD 21771

NOTE: This notice does not apply to: (1) the initial sale of single family residential property which has never been occupied, or for which a certificate of occupancy has been issued within one year prior to the date of the Contract; (2) a transfer that is exempt from the transfer tax under Subsection 13-207 of the Tax-Property Article, except land installments contracts of sale under Subsection 13-207(a)(11) of the Tax-Property Article and options to purchase real property under Subsection 13-207(a)(12) of the Tax-Property Article; (3) a sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure; (4) a sheriff's sale, tax sale, or sale by foreclosure, partition or by court appointed trustee; (5) a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust; (6) a transfer of single family residential real property to be converted by the buyer into a use other than residential use or to be demolished; or (7) a sale of unimproved real property.

Section 10-702 of the Real Property Article of the Annotated Code of Maryland ("Section 10-702") requires that a seller of a single family residential property ("the property") deliver to each buyer, on or before entering into a contract of sale, on a form published and prepared by the Maryland Real Estate Commission, **EITHER**:

(A) A written property condition disclosure statement listing all defects including latent defects, or information of which the seller has actual knowledge in relation to the following:

- (i) Water and sewer systems, including the source of household water, water treatment systems, and sprinkler systems;
- (ii) Insulation;
- (iii) Structural systems, including the roof, walls, floors, foundation and any basement;
- (iv) Plumbing, electrical, heating, and air conditioning systems;
- (v) Infestation of wood-destroying insects;
- (vi) Land use matters;
- (vii) Hazardous or regulated materials, including asbestos, lead-based paint, radon, underground storage tanks, and licensed landfills;
- (viii) Any other material defects, including latent defects, of which the seller has actual knowledge;
- (ix) Whether the required permits were obtained for any improvements made to the property;
- (x) Whether the smoke alarms:
 1. will provide an alarm in the event of a power outage;
 2. are over 10 years old; and
 3. if battery operated, are sealed, tamper resistant units incorporating a silence/hush button and use long-life batteries as required in all Maryland homes by 2018; and
- (xi) If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, whether a carbon monoxide alarm is installed on the property.

"Latent defects" under Section 10-702 means material defects in real property or an improvement to real property that:

- (i) A buyer would not reasonably be expected to ascertain or observe by a careful visual inspection, and
- (ii) Would pose a threat to the health or safety of the buyer or an occupant of the property, including a tenant or invitee of the buyer;

OR

(B) A written disclaimer statement providing that:

- (i) Except for latent defects of which the seller has actual knowledge, the seller makes no representations or warranties as to the condition of the real property or any improvements on the real property; and
- (ii) The buyer will be receiving the real property "as is," with all defects, including latent defects, that may exist, except as otherwise provided in the contract of sale of the property.

Buyer _____ / _____
REALTOR®

Seller  
REALTOR® 

At the time the disclosure or disclaimer statement is delivered to you ("the buyer"), you are required to date and sign a written acknowledgement of receipt on the disclosure or disclaimer statement which shall be included in or attached to the contract of sale.

Section 10-702 further provides that a buyer who receives the disclosure or disclaimer statement on or before entering into a contract of sale does not have the right to rescind the contract based upon the information contained in the disclosure or disclaimer statement.

You are hereby notified that, in certain circumstances, you have the right to rescind your contract with the seller if the seller fails to deliver to you the written property condition disclosure or disclaimer statement. Section 10-702 provides that a buyer who does not receive the disclosure or disclaimer statement on or before entering into the contract has the unconditional right, upon written notice to the seller or seller's agent.

- (i) To rescind the contract at any time before the receipt of the disclosure or disclaimer statement or within 5 days following receipt of the disclosure or disclaimer statement; and
- (ii) To the immediate return of any deposits made on account of the contract.

Your right to rescind the contract under Section 10-702 terminates if not exercised before making a written application to a lender for a mortgage loan, if the lender discloses in writing at or before the time application is made that the right to rescind terminates on submission of the application or within 5 days following receipt of a written disclosure from a lender who has received your application for a mortgage loan, if the lender's disclosure states that your right to rescind terminates at the end of that 5 day period.

Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (i) Closing or occupancy by you, whichever occurs first, in the event of a sale; or
- (ii) Occupancy, in the event of a lease with option to purchase.

The information contained in the property condition disclosure statement is the representation of the seller and not the representation of the real estate broker or sales person, if any. A disclosure by the seller is not a substitute for an inspection by an independent professional home inspection company. You should consider obtaining such an inspection. The information contained in a disclosure statement by the seller is not a warranty by the seller as to the condition of the property of which condition the seller has no actual knowledge or other condition, including latent defects, of which the seller has no actual knowledge. The seller is not required to undertake or provide an independent investigation or inspection of the property in order to make the disclosures required by Section 10-702. The seller is not liable for an error, inaccuracy or omission in the disclosure statement if the error, inaccuracy or omission was based upon information that was not within the actual knowledge of the seller or was provided to the seller by a third party as specified in Section 10-702(i) or (j).

You may wish to obtain professional advice about the property or obtain an inspection of the property.

The undersigned buyer(s) and seller(s) acknowledge receipt of this notice on the date indicated below and acknowledge that the real estate licensee(s) named below have informed the buyer(s) and the seller(s) of the buyer(s)' rights and the seller(s)' obligations under Section 10-702.

Buyer's Signature _____ Date _____

Buyer's Signature _____ Date _____

Agent's Signature _____ Date _____

DocuSigned by: Theodore W. Weaver, III 8/27/2020 | 3:59 PM EDT

Seller's Signature Theodore W. Weaver, III Date

Seller's Signature Karen A. Fuhrmann-Weaver Date 27 Aug 20

Agent's Signature Maureen Nichols Date 8/27/20

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 14106 Harrisville Road, Mount Airy, MD 21771

Legal Description: _____

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, Annotated Code of Maryland, requires the seller of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the seller is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale, or in a listing of latent defects; or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the seller. Certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

10-702. EXEMPTIONS. The following are specifically excluded from the provisions of §10-702:

- 1. The initial sale of single family residential real property:
A. that has never been occupied; or
B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale;
2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sales under §13-207(a) (11) of the Tax-Property Article and options to purchase real property under §13-207(a)(12) of the Tax-Property Article;
3. A sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure;
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
7. A sale of unimproved real property.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
(2) Would pose a direct threat to the health or safety of:
(i) the purchaser; or
(ii) an occupant of the real property, including a tenant or invitee of the purchaser.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO SELLERS: Complete and sign this statement only if you elect to disclose defects, including latent defects, or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Sellers and is based upon the actual knowledge of Sellers as of the date noted. Disclosure by the Sellers is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.

How long have you owned the property? _____

Property System: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply [] Public [] Well [] Other _____
Sewage Disposal [] Public [] Septic System approved for _____ (# of bedrooms) Other Type _____
Garbage Disposal [] Yes [] No
Dishwasher [] Yes [] No
Heating [] Oil [] Natural Gas [] Electric [] Heat Pump Age _____ [] Other _____
Air Conditioning [] Oil [] Natural Gas [] Electric [] Heat Pump Age _____ [] Other _____
Hot Water [] Oil [] Natural Gas [] Electric Capacity _____ Age _____ [] Other _____

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems? Yes No Unknown

Comments: _____

2. Basement: Any leaks or evidence of moisture? Yes No Unknown Does Not Apply

Comments: _____

3. Roof: Any leaks or evidence of moisture? Yes No Unknown

Type of Roof: _____ Age _____

Comments: _____

Is there any existing fire retardant treated plywood? Yes No Unknown

Comments: _____

4. Other Structural Systems, including exterior walls and floors:

Comments: _____

Any defects (structural or otherwise)? Yes No Unknown

Comments: _____

5. Plumbing system: Is the system in operating condition? Yes No Unknown

Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms? Yes No Unknown

Comments: _____

Is the system in operating condition? Yes No Unknown

Comments: _____

7. Air Conditioning System: Is cooling supplied to all finished rooms? Yes No Unknown Does Not Apply

Comments: _____

Is the system in operating condition? Yes No Unknown Does Not Apply

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?

Yes No Unknown

Comments: _____

8A. Will the smoke alarms provide an alarm in the event of a power outage? Yes No

Are the smoke alarms over 10 years old? Yes No

If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018? Yes No

Comments: _____

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown Does Not Apply

When was the system last pumped? Date _____ Unknown

Comments: _____

10. Water Supply: Any problem with water supply? Yes No Unknown

Comments: _____

Home water treatment system: Yes No Unknown

Comments: _____

Fire sprinkler system: Yes No Unknown Does Not Apply

Comments: _____

Are the systems in operating condition? Yes No Unknown

Comments: _____

11. Insulation:

In exterior walls? Yes No Unknown

In ceiling/attic? Yes No Unknown

In any other areas? Yes No Where? _____

Comments: _____

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?

Yes No Unknown

Comments: _____

Are gutters and downspouts in good repair? Yes No Unknown

Comments: _____

13. Wood-destroying insects: Any infestation and/or prior damage? Yes No Unknown

Comments: _____

Any treatments or repairs? Yes No Unknown

Any warranties? Yes No Unknown

Comments: _____

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property? Yes No Unknown

If yes, specify below

Comments: _____

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

Yes No Unknown

Comments: _____

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? Yes No Unknown

If yes, specify below

Comments: _____

16A. If you or a contractor have made improvements to the property, were the required permits pulled from the county or local permitting office? Yes No Does Not Apply Unknown

Comments: _____

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District? Yes No Unknown If yes, specify below

Comments: _____

18. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association? Yes No Unknown If yes, specify below

Comments: _____

19. Are there any other material defects, including latent defects, affecting the physical condition of the property? Yes No Unknown

Comments: _____

NOTE: Seller(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The seller(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The seller(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Seller(s) Theodore W. Weaver, III Date _____

Seller(s) Karen A. Fuhrmann-Weaver Date _____

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO SELLER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned seller(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The seller(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
- (2) Would pose a direct threat to the health or safety of:
 - (i) the purchaser; or
 - (ii) an occupant of the real property, including a tenant or invitee of the purchaser.

Does the seller(s) have actual knowledge of any latent defects? Yes No If yes, specify:

DocuSigned by:
 Seller Theodore W. Weaver, III Date 8/27/2020 | 3:59 PM EDT
 Seller ~~Theodore W. Weaver, III~~
Karen A. Fuhrmann-Weaver Date 27 Aug 20

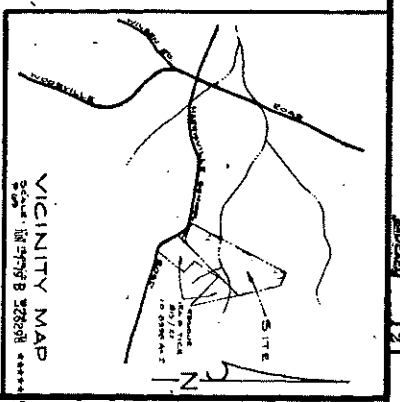
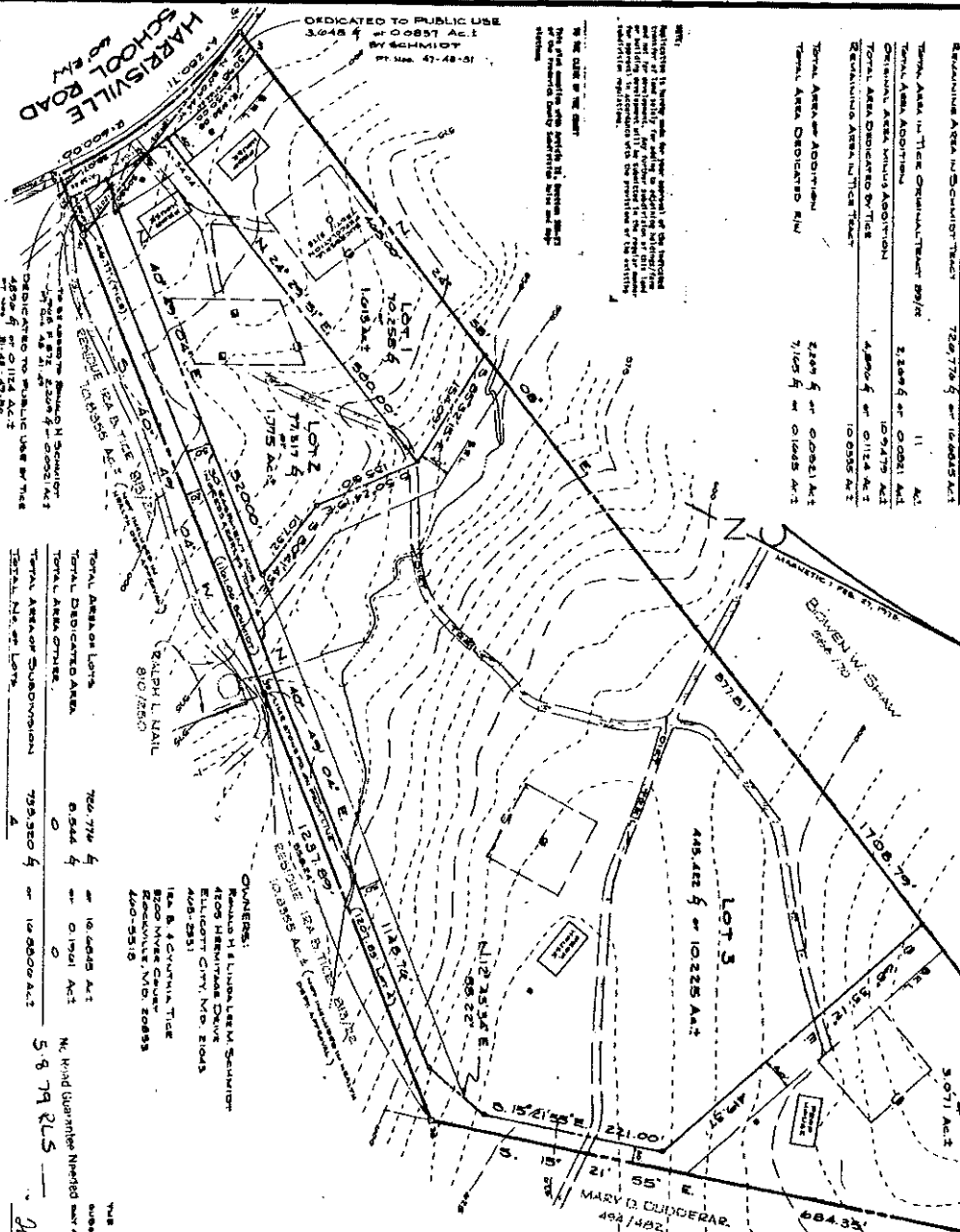
The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____



CURVE DATA				COORDINATES			
STATION	STATIONING	Δ	TRAVEL	CHORD	CHORD BEARING	GRA	EAST
1+00	0+00.00	250.71'	250.71'	100.00'	S 89° 48' 27" E	51	489.732
1+25	0+25.00	250.71'	501.42'	141.31'	S 89° 48' 27" E	35	631.260
1+50	0+50.00	250.71'	752.13'	182.62'	S 89° 48' 27" E	19	852.488
1+75	0+75.00	250.71'	1002.84'	223.93'	S 89° 48' 27" E	3	1073.716
2+00	1+00.00	250.71'	1253.55'	265.24'	S 89° 48' 27" E	13	1294.944
2+25	1+25.00	250.71'	1504.26'	306.55'	S 89° 48' 27" E	23	1516.172
2+50	1+50.00	250.71'	1754.97'	347.86'	S 89° 48' 27" E	33	1737.400
2+75	1+75.00	250.71'	2005.68'	389.17'	S 89° 48' 27" E	43	1958.628
3+00	2+00.00	250.71'	2256.39'	430.48'	S 89° 48' 27" E	53	2179.856
3+25	2+25.00	250.71'	2507.10'	471.79'	S 89° 48' 27" E	63	2401.084
3+50	2+50.00	250.71'	2757.81'	513.10'	S 89° 48' 27" E	73	2622.312
3+75	2+75.00	250.71'	3008.52'	554.41'	S 89° 48' 27" E	83	2843.540
4+00	3+00.00	250.71'	3259.23'	595.72'	S 89° 48' 27" E	93	3064.768
4+25	3+25.00	250.71'	3509.94'	637.03'	S 89° 48' 27" E	103	3285.996
4+50	3+50.00	250.71'	3760.65'	678.34'	S 89° 48' 27" E	113	3507.224
4+75	3+75.00	250.71'	4011.36'	719.65'	S 89° 48' 27" E	123	3728.452
5+00	4+00.00	250.71'	4262.07'	760.96'	S 89° 48' 27" E	133	3949.680
5+25	4+25.00	250.71'	4512.78'	802.27'	S 89° 48' 27" E	143	4170.908
5+50	4+50.00	250.71'	4763.49'	843.58'	S 89° 48' 27" E	153	4392.136
5+75	4+75.00	250.71'	5014.20'	884.89'	S 89° 48' 27" E	163	4613.364
6+00	5+00.00	250.71'	5264.91'	926.20'	S 89° 48' 27" E	173	4834.592
6+25	5+25.00	250.71'	5515.62'	967.51'	S 89° 48' 27" E	183	5055.820
6+50	5+50.00	250.71'	5766.33'	1008.82'	S 89° 48' 27" E	193	5277.048
6+75	5+75.00	250.71'	6017.04'	1050.13'	S 89° 48' 27" E	203	5498.276
7+00	6+00.00	250.71'	6267.75'	1091.44'	S 89° 48' 27" E	213	5719.504
7+25	6+25.00	250.71'	6518.46'	1132.75'	S 89° 48' 27" E	223	5940.732
7+50	6+50.00	250.71'	6769.17'	1174.06'	S 89° 48' 27" E	233	6161.960
7+75	6+75.00	250.71'	7019.88'	1215.37'	S 89° 48' 27" E	243	6383.188
8+00	7+00.00	250.71'	7270.59'	1256.68'	S 89° 48' 27" E	253	6604.416
8+25	7+25.00	250.71'	7521.30'	1297.99'	S 89° 48' 27" E	263	6825.644
8+50	7+50.00	250.71'	7772.01'	1339.30'	S 89° 48' 27" E	273	7046.872
8+75	7+75.00	250.71'	8022.72'	1380.61'	S 89° 48' 27" E	283	7268.100
9+00	8+00.00	250.71'	8273.43'	1421.92'	S 89° 48' 27" E	293	7489.328
9+25	8+25.00	250.71'	8524.14'	1463.23'	S 89° 48' 27" E	303	7710.556
9+50	8+50.00	250.71'	8774.85'	1504.54'	S 89° 48' 27" E	313	7931.784
9+75	8+75.00	250.71'	9025.56'	1545.85'	S 89° 48' 27" E	323	8153.012
10+00	9+00.00	250.71'	9276.27'	1587.16'	S 89° 48' 27" E	333	8374.240



SURVEYORS' CERTIFICATION

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey and plan as shown to me by the said Surveyors, and that the same were made by them in accordance with the provisions of the laws of this State, and that the same are correct and true to the best of my knowledge and belief.

Witness my hand and seal this 1st day of February, 1979.

[Signature]
 Surveyors

OWNERS' CERTIFICATION AND DEDICATION

We, the undersigned, being duly sworn, depose and say that we are the owners of the land described in the foregoing plat, and that we have read the same and are satisfied that the same are correct and true to the best of our knowledge and belief, and that we hereby certify and dedicate the same to the public use of the State of Maryland.

Witness our hands and seals this 1st day of February, 1979.

[Signatures]
 Owners

NOTES:

- The Frederick County Health Department reserves the right to require that water wells be drilled by the drillers and certified by the State Department of Health prior to their use for domestic purposes, and that the Department of Health approve of the location and construction of all wells.
- There must be gravity flow of sewage to the entire septic area.
- No buildings, wells or drives are allowed in the septic area.
- A 6' x 6' drainage and utility easement is reserved along all 100' lines.
- See Ordinance No. 10-2-79.

APPROVED:
 Frederick County Planning Commission
[Signature]
 SECRETARY OR CHAIRMAN

APPROVED:
 Department of Health

ADDITIONAL PLAT
TICE ADDITION TO SCHMIDT
COMBINED PRELIMINARY/FINAL PLAT
OAKBROOK HILL
 WOODVILLE ELECTRIC DISTRICT, No. 18
 FREDERICK COUNTY, MARYLAND
 SCALE: 1" = 100' OR 30.48 M.
 FEB. 19, 1979

DATE: 2/17/79
APPROVING AUTHORITY: *[Signature]*

SYMBOLS:
 Proposed well
 Septic area
 Tank
 Sewer line

Harris, Smorga & Associates, Inc.
 ENGINEERS, SURVEYORS, PLANNERS
 FOUR EAST THIRD STREET
 FREDERICK, MARYLAND 21701
 (301) 562-4488

Recorded Plat Book Page Job No 1407

STATE OF MARYLAND
 REGISTERED PROFESSIONAL ENGINEER
 No. 12487
 DATE: 2/24/79
 HARRIS & SMORGA

Recorded Oct 3 1980 at 233 PM Same Day Record & Filed per Charles C. Ke'lay, Clk
THIS DEED, made this 18th day of September, 1980, by

and between RONALD HENRY SCHMIDT and LINDA LEE MOORE SCHMIDT, his wife, parties of the first part, and MARK LIN VANSANT and GALE H. VANSANT, his wife, as Tenants by the Entirety, parties of the second part;

WITNESSETH, that for and in consideration of the sum of Twenty-one thousand and no/100 Dollars (\$21,000.00), the said parties of the first part do hereby grant and convey unto the parties of the second part, their heirs and assigns, in fee simple, all that lot or parcel of land situate, lying and being in the Woodville Election District, Frederick County, Maryland and more particularly described as follows:

Lot numbered Four (4) in the subdivision known as "Section I, Oakbrook Hill", as per plat thereof recorded in Plat Book 20 at Plat 121, among the Land Records of Frederick County, Maryland.

BEING part of the same parcel of land and premises conveyed by William Lester Arnold to Ronald Henry Schmidt and Linda Lee Moore Schmidt, his wife, by deed dated September 5, 1975 and recorded September 5, 1975 in Liber 968 at folio 872.

BEING also part of the same parcel of land and premises conveyed by Ira B. Tice, Jr. and Cynthia Tice, his wife, to Ronald Henry Schmidt and Linda Lee Moore Schmidt, his wife, by deed dated June 12, 1979 and recorded June 15, 1979 in Liber 1085, folio 601.

TOGETHER WITH all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

SUBJECT TO covenants and restrictions as shown on Schedule B attached hereto and specifically made a part hereof.

TO HAVE AND TO HOLD the same to and unto the only proper use, benefit and behoof of the said Mark Lin VanSant and Gale H. VanSant.

ELIZABETH H. TRIPP
ATTORNEY AT LAW
309 H DDEVILLE BOULEVARD
MOUNT AIRY, MARYLAND
21772
TELEPHONE 201-831-8800

Page 1 of 2 pages

10500
1380
15860
25660

NET -3-80 A #28275 ****18.60
NET -3-80 A #28274 ****3.00
NET -3-80 A #28273 ****105.00

his wife, as Tenants by the Entirety, their heirs and assigns, in fee simple, forever.

AND the said parties of the first part covenant to warrant specially the property hereby conveyed and to execute such further assurances thereof as may be required.

WITNESS their hands and seals the day and year first hereinbefore written.

WITNESS:

[Signature] (SEAL)
RONALD HENRY SCHMIDT

[Signature] (SEAL)
LINDA LEE MOORE SCHMIDT

STATE OF TEXAS :
COUNTY OF HARRIS : to wit:

On this 18 day of September, 1980, before me, the undersigned officer, personally appeared RONALD HENRY SCHMIDT and LINDA LEE MOORE SCHMIDT, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires:
3/3/84

PROPERTY TRANSFERRED
SUPERVISOR OF ASSESSMENTS
[Signature]
DATE 10/3/80

COUNTY & STATE TAX CERTIFICATION
[Signature]
Co. Treas
10-03-80

ELIZABETH M. TRIPP
ATTORNEY AT LAW
808 RIDGEVILLE BOULEVARD
MOUNT AIRY, MARYLAND
21771
TELEPHONE 201-891-8808

SCHEDULE B

BOOK 1127 PAGE 3

1. The land shown on the plat shall be used for the erection of a single dwelling house; double or other multiple dwellings being hereby prohibited. Not more than one lot may be utilized for a single family dwelling house. Garages and utility structures may be erected for the convenience of the owners thereof, as well as outdoor fixtures pertaining to the service and pleasure of the premises.

2. No dwelling house costing less than \$45,000.00 based upon costs prevailing in the year 1978 shall be erected upon the property, which said cost shall be exclusive of the lot's value.

3. No building intended for commercial or business property shall be erected upon the property, and no building located upon the premises shall be converted into a building for commercial or business purposes.

4. That said land or any part thereof shall not be used as a dump or junk yard, and no refuse, junk or rubbish of any nature shall be dumped or allowed to accumulate on said land or parts thereof.

5. No truck, trailer, tractor (except garden tractor) or other vehicle, which has been manufactured, or which is used, for any commercial purpose whatever shall be parked or stored on any portion of land or street in this development, except for purpose of, and for a time sufficient for the loading or unloading of such vehicle. Provided, however, that this clause shall not be deemed to prohibit the parking or storage of a pick-up truck used solely for purposes incidental to residential use, and provided further that such pick-up truck shall have a rated capacity of 3/4 ton or less and shall be kept in a neat, well painted condition, nor shall any automobile which has not been actively used for a period of three (3) months be allowed to remain on the premises.

6. No fences may be constructed, placed or permitted to remain on the premises herein described of a height greater than four feet, measured from the ground nor of the type known as solid fencing, nor beyond the front of the dwelling.

7. That no animals or fowls other than pets such as a cat and dog, and cows and horses, shall be permitted to be kept on the said premises.

8. All buildings and construction plans shall be submitted to and approved by Ronald Henry Schmidt prior to construction as to construction, floor space, detail of exterior and written approval must be given or rejected within a period of 15 days after said building and construction plans are delivered to the said Ronald Henry Schmidt. The Seller shall not be unreasonable in these specifications but reserves the right of final approval.

9. That no trailer, basement, tent, shack, garage or other outbuilding erected on the lot or parcel of land shall at any time be used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence.



INCLUSIONS/EXCLUSIONS AND UTILITIES ADDENDUM TO EXCLUSIVE RIGHT TO SELL RESIDENTIAL BROKERAGE AGREEMENT

For the sole purpose of assisting the agent in preparing an offer and is not to be part of the Contract of Sale

ADDENDUM dated 9-2-20 to Exclusive Right to Sell Residential Brokerage Agreement

between Seller(s) Theodore W. Weaver, III, Karen A. Fuhrmann-Weaver

and Broker RE/MAX Realty Plus Maureen Nichols

for Property known as 14106 Harrisville Road Mount Airy, MD 21771

INCLUSIONS/EXCLUSIONS: Seller intends for these items marked below to be included in the sale of the property unless otherwise negotiated:

- | | | | |
|--|---|---|---|
| INCLUDED | INCLUDED | INCLUDED | INCLUDED |
| <input type="checkbox"/> Alarm System | <input checked="" type="checkbox"/> Exist. w/w Carpet | <input type="checkbox"/> w/ice maker | <input type="checkbox"/> Water Filter |
| <input checked="" type="checkbox"/> Built-In Microwave <u>2</u> | <input type="checkbox"/> Fireplace Screen Doors | <input checked="" type="checkbox"/> Satellite Dish <u>es</u> | <input type="checkbox"/> Water Softener |
| <input checked="" type="checkbox"/> Ceiling Fan(s) # <u>AI</u> | <input type="checkbox"/> Freezer | <input checked="" type="checkbox"/> Screens <u>As Is</u> | <input type="checkbox"/> Window A/C Unit(s) # <u> </u> |
| <input type="checkbox"/> Central Vacuum | <input type="checkbox"/> Furnace Humidifier | <input checked="" type="checkbox"/> Shades/Blinds | <input type="checkbox"/> Window Fan(s) # <u> </u> |
| <input checked="" type="checkbox"/> Clothes Dryer | <input type="checkbox"/> Garage Opener(s) # <u> </u> | <input checked="" type="checkbox"/> Storage Shed(s) # <u>AI</u> | <input type="checkbox"/> Wood Stove |
| <input checked="" type="checkbox"/> Clothes Washer | <input type="checkbox"/> w/remote(s) # <u> </u> | <input type="checkbox"/> Storm Doors | |
| <input type="checkbox"/> Cooktop | <input type="checkbox"/> Garbage Disposer | <input checked="" type="checkbox"/> Storm Windows | |
| <input checked="" type="checkbox"/> Dishwasher <u>2</u> | <input type="checkbox"/> Hot Tub, Equip. & Cover | <input checked="" type="checkbox"/> Stove or Range <u>2</u> | |
| <input checked="" type="checkbox"/> Drapery/Curtain Rods <u>AI</u> | <input type="checkbox"/> Intercom | <input type="checkbox"/> T.V. Antenna | |
| <input type="checkbox"/> Draperies/Curtains | <input type="checkbox"/> Playground Equipment | <input type="checkbox"/> Trash Compactor | |
| <input type="checkbox"/> Electronic Air Filter | <input checked="" type="checkbox"/> Pool, Equip. & Cover <u>As Is</u> | <input type="checkbox"/> Wall Mount T.V. Brackets | |
| <input checked="" type="checkbox"/> Exhaust Fan(s) # <u>AI</u> | <input checked="" type="checkbox"/> Refrigerator(s) # <u>2</u> | <input type="checkbox"/> Wall Oven(s) # <u> </u> | |

ADDITIONAL INCLUSIONS (Specify): ALL AS INSTALLED AS IS

EXCLUSIONS (Specify):

LEASED ITEMS: FUEL TANKS, SOLAR PANELS AND OTHER ITEMS: Seller's intentions with regard to any leased items are as follows: NONE

UTILITIES: WATER, SEWAGE, HEATING AND CENTRAL AIR CONDITIONING: (Check all that apply)

- | | | | | |
|-------------------|---------------------------------|--|---|---|
| Water Supply: | <input type="checkbox"/> Public | <input checked="" type="checkbox"/> Well | | |
| Sewage Disposal: | <input type="checkbox"/> Public | <input checked="" type="checkbox"/> Septic | | |
| Heating: | <input type="checkbox"/> Oil | <input type="checkbox"/> Gas | <input type="checkbox"/> Elec. | <input checked="" type="checkbox"/> Heat Pump |
| Hot Water: | <input type="checkbox"/> Oil | <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Elec. | <input type="checkbox"/> Other |
| Air Conditioning: | <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Elec. | <input type="checkbox"/> Other | |

Seller Theodore W. Weaver, III Date _____ Seller Karen A. Fuhrmann-Weaver Date _____



INVOICE

SHW

P.O. BOX 843956
DALLAS, TX 75284-3956

Application Number: 11722565
Warranty Number: 11722565
Effective Date: 09-02-2020
Expiration Date: 02-28-2021
Warranty Type: SELLER

Questions?
(800) 247-3680

BROKER INFORMATION
MAUREEN NICHOLS
RE/MAX REALTY PLUS
1502 S MAIN ST. UNIT 203
MOUNT AIRY, MD 21771

APPLICANT INFORMATION
KAREN WEAVER

14106 HARRISVILLE ROAD
MOUNT AIRY, MD 21771

MEMBER NUMBER: 14209732

COMPLETE HOME PLAN		For Uninterrupted Coverage, Please Pay Within 7 days of Closing
Base Price:	\$449.00	
Options Subtotal:	\$50.00	
Sales Tax:	\$0.00	
Total Plan Price:	\$499.00	
Please make check payable to "Cinch Home Services"		Deductible: \$200.00

Optional Coverage

Seller Options:	Qty	Cost
Seller Air And Heat	1	\$50.00

All plans are issued by HomeSure Services, Inc., except in the following states where they are issued by the Identified entity: in AL, AZ, FL, IL, IA, MA, NV, NH, NM, NY, NC, OK, SC, TX, UT, VT, WA, WI and WY by HomeSure of America, Inc.; in CA by HomeSure Protection of California, Inc.; in VA and OR by HomeSure of Virginia, Inc. Plans are administered by Cinch Home Services, Inc., OR CCB #202158, IN C.P.D. Reg. No.- T.S. R2707, and services are provided by independent contractors.

THANK YOU FOR YOUR ORDER

TO FILE A CLAIM CALL (800) 247-3680

.....
Please complete and submit bottom portion with payment at closing.
The information below MUST be completed to ensure that buyer's coverage begins immediately.

Homebuyers Name(s)	_____
Closing Date	_____
Check Number	_____

BROKER INFORMATION	
MEMBER NUMBER:	14209732
MAUREEN NICHOLS	
RE/MAX REALTY PLUS	
1502 S MAIN ST. UNIT 203	
MOUNT AIRY, MD 21771	

APPLICANT INFORMATION	
Warranty Number:	11722565
KAREN WEAVER	
14106 HARRISVILLE ROAD	
MOUNT AIRY, MD 21771	

Please mail payments to: Cinch Home Services P.O. BOX 843956 DALLAS, TX 75284-3956