



DISCLOSURE OF INCLUSIONS/EXCLUSIONS, LEASED ITEMS, AND UTILITIES
ADDENDUM

UPON EXECUTION BY BUYER AND SELLER, THIS DOCUMENT WILL BECOME AN ADDENDUM TO THE CONTRACT OF SALE

SELLER'S DISCLOSURE made on May 16, 2023 ■ ADDENDUM to Contract of Sale dated
between Buyer
and Seller Sewell A. Brown IV, Lauren Brown Knott
for Property known as 11309 Mays Chapel Road, Lutherville Timonium, MD 21093

1. INCLUSIONS/EXCLUSIONS. Included in the purchase price are all permanently attached fixtures, including all smoke detectors (and, carbon monoxide detectors, as applicable). Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included if box below is checked.

- [X] Alarm System [X] Exist. W/W Carpet [] Playground Equipment [] TV Antenna
[X] Ceiling Fan(s) # a11 [X] Fireplace Screens/Doors [X] Pool, Equipment & Cover [] Trash Compactor
[X] Central Vacuum [] Fireplace Equipment [X] Refrigerator(s) # 1 [X] Wall Mount TV Brackets
[X] Clothes Dryer [] Freezer [X] w/ Ice Maker(s) # 1 [X] Wall Oven(s) #
[X] Clothes Washer [X] Furnace Humidifier [] Satellite Dish [X] Water Filter
[X] Cooktop [] Garage Opener(s) # [] Screens [X] Water Softener
[X] Dishwasher [X] Garage remote(s) # 1 [X] Shades/Blinds [] Window A/C Unit(s) #
[] Drapery/Curtain Rods [X] Garbage Disposal [X] Storage Shed(s) # 1 [] Window Fan(s) #
[] Draperies/Curtains [] Hot Tub, Equipment & Cover [] Storm Doors [] Wood Stove
[] Electronic Air Filter [] Intercom [] Storm Windows
[X] Exhaust Fan(s) # 1 [X] Microwave convection [] Stove or Range

ADDITIONAL INCLUSIONS (SPECIFY): 2 dishwasher drawers, all televisions
pool house for equipment, propane generator

ADDITIONAL EXCLUSIONS (SPECIFY):
garage and basement refrigerators, 2 bronze dogs at front door, great room chandelier, 2 family room sconces, all outdoor statuary

2. LEASED ITEM(S) INCLUDED:

- [] Fuel Tank(s) [] Other
[] Solar Panels [] Other
[] Alarm System [] Other
[] Water Treatment System [] Other

ADDITIONAL TERMS AND/OR INFORMATION REGARDING LEASED ITEM(S):

3. UTILITIES: WATER, SEWAGE, HEATING, AND AIR CONDITIONING (check all that apply):

- Water Supply [] Public [X] Well 2 wells in tandem
Sewage Disposal [] Public [X] Septic [] Other
Heating [] Gas [] Electric [] Oil [] Heat Pump [X] Other propane- buried
Hot Water [] Gas [] Electric [] Oil [X] Other propane
Air Conditioning [] Gas [X] Electric [] Other

Utility Service Providers:

All other terms and conditions of the Contract of Sale remain in full force and effect.

Buyer Signature Date

DocuSigned by: Sewell A. Brown IV 6/12/2023
Seller Signature Date
Sewell A. Brown IV

Buyer Signature Date

DocuSigned by: Lauren Brown Knott 6/11/2023
Seller Signature Date
Lauren Brown Knott

