



## **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 July 10, 2026 ■ ADDENDUM to Contract of Sale dated \_\_\_\_\_  
between Buyer \_\_\_\_\_  
and Seller Robin Davis Miller, Residuary Trust U/W/O Stephen Michael Miller under Item IV of the Last Will and Testament of Stephen Michael Miller dated July 14,  
for Property known as 2026 Greenspring Valley Road, Stevenson, MD 21153

**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.**

|                                                               |                                                                      |                                                                |                                                             |
|---------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------|
| <input checked="" type="checkbox"/> Alarm System              | <input checked="" type="checkbox"/> Exist. W/W Carpet                | <input type="checkbox"/> Playground Equipment                  | <input type="checkbox"/> TV Antenna                         |
| <input checked="" type="checkbox"/> Ceiling Fan(s) # <u>4</u> | <input checked="" type="checkbox"/> Fireplace Screens/Doors <u>2</u> | <input checked="" type="checkbox"/> Pool, Equipment & Cover    | <input type="checkbox"/> Trash Compactor                    |
| <input checked="" type="checkbox"/> Central Vacuum            | <input checked="" type="checkbox"/> Fireplace Equipment              | <input checked="" type="checkbox"/> Refrigerator(s) # <u>3</u> | <input type="checkbox"/> Wall Mount TV Brackets             |
| <input checked="" type="checkbox"/> Clothes Dryer <u>3</u>    | <input checked="" type="checkbox"/> Freezer                          | <input checked="" type="checkbox"/> w/ Ice Maker(s) # <u>1</u> | <input checked="" type="checkbox"/> Wall Oven(s) # <u>4</u> |
| <input checked="" type="checkbox"/> Clothes Washer <u>3</u>   | <input checked="" type="checkbox"/> Furnace Humidifier               | <input type="checkbox"/> Satellite Dish                        | <input checked="" type="checkbox"/> Water Filter            |
| <input checked="" type="checkbox"/> Cooktop                   | <input checked="" type="checkbox"/> Garage Opener(s) # <u>2</u>      | <input checked="" type="checkbox"/> Screens                    | <input checked="" type="checkbox"/> Water Softener          |
| <input checked="" type="checkbox"/> Dishwasher                | <input checked="" type="checkbox"/> Garage remote(s) # <u>2</u>      | <input checked="" type="checkbox"/> Shades/Blinds              | <input type="checkbox"/> Window A/C Unit(s) # _____         |
| <input checked="" type="checkbox"/> Drapery/Curtain Rods      | <input checked="" type="checkbox"/> Garbage Disposal                 | <input type="checkbox"/> Storage Shed(s) # _____               | <input type="checkbox"/> Window Fan(s) # _____              |
| <input type="checkbox"/> Draperies/Curtains                   | <input type="checkbox"/> Hot Tub, Equipment & Cover                  | <input type="checkbox"/> Storm Doors                           | <input type="checkbox"/> Wood Stove                         |
| <input checked="" type="checkbox"/> Electronic Air Filter     | <input type="checkbox"/> Intercom                                    | <input type="checkbox"/> Storm Windows                         | <input checked="" type="checkbox"/> garage shelves          |
| <input checked="" type="checkbox"/> Exhaust Fan(s) # <u>3</u> | <input checked="" type="checkbox"/> Microwave <u>2</u>               | <input type="checkbox"/> Stove or Range                        |                                                             |

**ADDITIONAL INCLUSIONS (SPECIFY):** sauna in library, gym equipment in basement, gas tank in back property on cement slab

**Seller has not used central vacuum, electronic air filter, or furnace humidifier. All three items may not function. Seller shall not make repairs to these items if not functioning.**

**ADDITIONAL EXCLUSIONS (SPECIFY):** light over kitchen table, scones in powder room

### **2. LEASED ITEM(S) INCLUDED:**

|                                                 |                                      |
|-------------------------------------------------|--------------------------------------|
| <input type="checkbox"/> Fuel Tank(s)           | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Solar Panels           | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Alarm System           | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Water Treatment System | <input type="checkbox"/> Other _____ |

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

### **3. UTILITIES: WATER, SEWAGE, HEATING, AND 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   | <input type="checkbox"/> Other _____    |                                    |                                      |
| Heating          | <input type="checkbox"/> Gas    | <input type="checkbox"/> Electric            | <input checked="" type="checkbox"/> Oil | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Other _____ |
| Hot Water        | <input type="checkbox"/> Gas    | <input type="checkbox"/> Electric            | <input checked="" type="checkbox"/> Oil |                                    | <input type="checkbox"/> Other _____ |
| Air Conditioning | <input type="checkbox"/> Gas    | <input checked="" type="checkbox"/> Electric |                                         |                                    | <input type="checkbox"/> Other _____ |

Utility Service Providers: \_\_\_\_\_

BGE and Petro

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

\_\_\_\_\_  
**Buyer Signature**

\_\_\_\_\_  
**Date**

7/13/2026  
\_\_\_\_\_  
**Seller Signature**

**Robin Davis Miller**

**Date**

\_\_\_\_\_  
**Buyer Signature**

\_\_\_\_\_  
**Date**

7/13/2026  
\_\_\_\_\_  
**Seller Signature**

**Residuary Trust U/W/O Stephen Michael Miller under Item IV of the Last**



## GENERAL ADDENDUM TO CONTRACT OF SALE

(For use with the Maryland Association of REALTORS® residential contract sales form)

Buyer(s): \_\_\_\_\_  
 Seller(s): Robin Davis Miller ~~Residuary Trust U/W/O Stephen Michael Miller created under~~ ITEM IV of the  
Last Will and Testament of Stephen Michael Miller dated July 14, 2017  
 Property: 2026 Greenspring Valley Road, Stevenson, MD 21153

**1. LEGAL REQUIREMENT:** A Contract for the sale of real property is required to be in writing to be enforceable under the laws of the State of Maryland. Once signed by the parties, the Contract becomes a legally binding agreement. The original terms of the Contract can only be altered thereafter with the agreement of the parties expressed in writing. All parties have the right to be represented by an attorney and are encouraged to seek competent advice if they do not understand any term(s) of the Contract. The broker/agent is required to promptly submit all written Contract offers to the Seller.

**2. INTENDED USE:** The use of a particular property may be limited or restricted as a result of zoning laws, local ordinances and/or restrictive covenants applicable to the property. The Contract of Sale form provided by the broker/agent is designed and intended for use only in the purchase and sale of single family residences or unimproved residential property. If Buyer intends to use a property for any other purpose, the standard Contract of Sale form may not adequately serve to protect Buyer's interests without the addition of an appropriate clause or addendum conditioning the Contract offer upon a determination that Buyer's intended use of the Property will be permitted.

**3. COVENANTS AND RESTRICTIONS:** A majority of homes, whether new or re-sale, located in a subdivision are subject to certain restrictions applicable to the use of the Property as well as the construction of certain improvements to the Property referred to as covenants. In the case of Property subject to a Homeowners Association or Condominium Association, the covenants are contained in a Declaration of Covenants and Restrictions as well as the Bylaws of the Association. However, other properties may be subject to covenants as part of a **voluntary** Community Association or even with no association. **Seller Acknowledges:**

The property \_\_\_\_\_ / \_\_\_\_\_ IS, or  IS NOT, part of a recorded subdivision with restrictive covenants.  
**AND**  
 The property \_\_\_\_\_ / \_\_\_\_\_ IS, or  IS NOT, part of a **voluntary** Community Association.

Current voluntary fees or assessments for the community association are \$ \_\_\_\_\_ Annually/Quarterly/Monthly (circle one)  
 Name of Association \_\_\_\_\_  
 Address \_\_\_\_\_  
 Contact \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_

**OR**

The Seller is unaware of the property as being part of any restrictive covenants or **voluntary** community associations.

Seller Initials

**4. PRIVATE AGREEMENTS:** Some Property may be subject to agreements, covenants or restrictions relating to the cost of certain maintenance items, restricting the use of properties or dealing with other matters. For example, properties sharing a driveway are often subject to such agreements. These private agreements do not fall within the required disclosures of HOA or condominium laws and may or may not be recorded. Buyer should make inquiries of Seller prior to or at the time of contract.

**5. EQUAL HOUSING OPPORTUNITY:** A REALTOR is required by federal, state and local law, and the Code of Ethics of the National Association of REALTORS to treat all parties in a non-discriminatory manner without regard to race, color, religion, sex, familial status, national origin, marital status, sexual orientation, gender identity, disability, source of income, or other protected classifications under Fair Housing Laws.

**6. SETTLEMENT:** All persons to be in title and/or responsible where a mortgage is to be created should be present at the time of settlement and may be required to provide proper identification. Buyer should establish gas, electric and water service in Buyer's name commencing the day of settlement. Buyer should be prepared at the time of settlement to pay the settlement costs and the balance due under the Contract. Buyer must provide for amounts to be paid at settlement in acceptable form (cash, wired funds, bank check or certified check) to meet title company guidelines. In some cases, Seller may be required to provide funds in

excess of any sales proceeds in order for settlement to occur, in which event, Seller also should be prepared to make payment in an approved form. Any party uncertain of the amount required at settlement, or approved methods to pay, should make inquiry of the title company or settlement attorney prior to settlement.

**7. MORTGAGE REQUIREMENTS:** Buyer acknowledges that, as a condition of obtaining a mortgage loan, lenders may require proof of hazard insurance coverage and may also require flood insurance coverage. Depending upon the type of mortgage applied for by Buyer, lenders may require certain certifications that relate to a Property or require inspections/appraisals that certify that a Property is free of specific hazards or conditions.

**8. BWI AIRPORT NOTICE:** Some properties may be located in the Baltimore/Washington International Airport Noise Zone. A Buyer desiring to obtain a copy of Noise Zone Maps may do so by calling the Office of Noise, Real Estate and Land Use Compatibility at 410-859-7375 or visit <https://marylandaviation.com/environmental/bwi-marshall-noise-zone/> for more information. Information regarding the location of other airports and their operations may be obtained by calling the local zoning office for the area in which the Property is located.

**9. ENVIRONMENTAL CONSIDERATIONS; HAZARDOUS MATERIALS:** There are many hazardous materials that could affect a Property. The Brokers and their agents will generally have no knowledge of these hazardous materials and do not have the technical expertise to ascertain or advise you of the presence or significance of these hazardous materials. Buyer has the right to request, as a condition of an offer and, subject to acceptance by the Seller, the employment of a specialist of Buyer's choice to provide an analysis of hazardous materials which may be present.

Hazardous materials inside a property can include, but are not limited to, fire retardant treated plywood (FRT), asbestos, aluminum wiring, radon, polybutylene pipe (PB), lead paint, petroleum products, lawn and garden chemicals and indoor air pollutants that can accumulate. Hazardous materials outside the 2 home can include, but are limited to, those found in contaminated land, water, landfills and other disposal sites, industrial air and water emissions, radiation from high tension wires, and those which may be present in underground storage tanks. For additional information pertaining to these materials is available from the Maryland Department of the Environment (MDE) at (410) 537-3000.

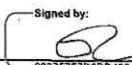
Additional information regarding FRT plywood is available from the National Association of Homebuilders at (800) 368-5242.

For additional information regarding Radon buyer can contact the Center for Radiological Health at the MDE at (410) 537-3000 or visit <https://mde.maryland.gov/programs/air/radiologicalhealth/pages/radon.aspx> for further information.

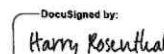
For additional information regarding asbestos buyer can contact the MDE at (410) 537-3000 or visit <https://mde.maryland.gov/programs/air/asbestos/pages/factsaboutasbestos.aspxv> for further information.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller  Signed by: \_\_\_\_\_ Date 7/7/2026  
603757F7D8DD420...

Seller  Signed by: \_\_\_\_\_ Date 7/6/2026  
603757F7D8DD420...

DocuSigned by: \_\_\_\_\_ Date 7/7/2026  
 Harry Rosenthal

This form has been prepared by The Greater Baltimore Board of REALTORS® (GBBR) for the use of their members. GBBR, including its members and employees, assumes no responsibility if this form fails to protect the interests of any party.

Each party should seek its own legal, tax, financial, and other advice.



REVISED 03/2025

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# BALTIMORE COUNTY NOTICES AND DISCLOSURES ADDENDUM

(For use with Maryland REALTORS® Residential Contract of Sale)

**BUYER:** \_\_\_\_\_

**SELLER:** \_\_\_\_\_

Robin Davis Miller

Residuary Trust U/W/O Stephen Michael Miller created under ITEM IV of the Last Will and Testament of Stephen Michael Miller dated July 14, 2017

**PROPERTY:** 2026 Greenspring Valley Road, Stevenson, MD 21153

**1. MASTER PLAN:** Buyer is hereby advised that the Property, or the area in which the Property is located, may be affected by provisions of the current Baltimore County Master Plan. You may wish to review the Master Plan. To become fully informed of current and future land use plans, facilities plans, public works plans or school plans, you should consult the appropriate Baltimore County agency for information regarding such plans. For further information, contact Baltimore County Office of Planning at 410-887-3211, 401 Bosley Avenue, Suite 406, Towson, Maryland, 21204.

<https://www.baltimorecountymd.gov/Agencies/planning/masterplanning/masterplan2020download.html>

Buyer acknowledges that Seller has informed Buyer that (a) the Property may be affected by provisions of the Master Plan and that Buyer may wish to review the Master Plan, and (b) in order to become fully informed of current and future land use plans, facilities plans, public works plans, school plans, or other plans affecting the Property or locality, Buyer should consult the appropriate state, Baltimore County or other authorities for information regarding such plans.

Buyer's Signature \_\_\_\_\_ Buyer's Signature \_\_\_\_\_

**2. DEVELOPMENT PLAN:** Buyer is hereby advised that the Property, or the area in which the Property is located, may be affected by the provisions of a development plan. To become fully informed of any current development plan affecting the Property, and in order to have an opportunity to review such development plan, Buyer should contact the appropriate Baltimore agency. For further information, contact Baltimore County Department of Permits and Development Management at 410-887-3353, 111 W. Chesapeake Avenue, Towson, Maryland, 21204.

[https://www.baltimorecountymd.gov/departments/permits/pdm\\_devmanage/](https://www.baltimorecountymd.gov/departments/permits/pdm_devmanage/)

**3. PANHANDLE LOTS:** Buyer is hereby advised that if the Property is a panhandle lot (as defined in Section 32-4-101 of the Baltimore County Code), the County is not responsible for maintaining the road, removing snow, or providing trash collection along the panhandle driveway. For further information, contact Baltimore County Department of Permits and Development Management at 410-887-3353, 111 W. Chesapeake Avenue, Towson, Maryland, 21204.

[https://www.baltimorecountymd.gov/departments/permits/pdm\\_devmanage/](https://www.baltimorecountymd.gov/departments/permits/pdm_devmanage/)

**4. AGRICULTURAL OPERATIONS:** If the Property is located in, or within five hundred feet (500') of an R.C. 4 zone, Buyer is hereby advised that the Property may be subject to inconvenience or discomforts arising from agricultural operations, including, but not limited to: operation of machinery of any kind (including aircraft) during any 24-hour period; the storage and disposal of manure; and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Baltimore County shall not consider an agricultural operation to be a public or private nuisance if the operation complies with all federal, state or county health and zoning requirements and is not being conducted in a negligent manner. For further information, contact Baltimore County Department of Permits & Development Management at 410-887-3353, 111 W. Chesapeake Avenue, Towson, Maryland, 21204.

[https://www.baltimorecountymd.gov/departments/permits/pdm\\_devmanage/](https://www.baltimorecountymd.gov/departments/permits/pdm_devmanage/)

**5. BALTIMORE COUNTY TRANSFER TAX EXEMPTION FOR OWNER-OCCUPIED RESIDENTIAL PROPERTY:** Buyer and Seller are hereby advised that the Baltimore County Transfer Tax does not apply to the first Twenty-Two Thousand Dollars (\$22,000.00) of consideration payable for residentially improved **owner-occupied** real property. Under Baltimore law, the Buyer will receive the full benefit of this exemption, unless the Seller pays all Baltimore County transfer taxes, in which case the Seller will receive the benefit. **(initial)** \_\_\_\_\_ Seller agrees to pay all Baltimore County transfer taxes. **Initial only if seller is paying.**

6. **NOTICE TO BUYER – SEWER AND/OR WATER SUPPLY:** Seller hereby discloses that the Property is served by a public water supply ☐ yes or ☒ no and is served by a public sewer system ☐ yes or ☒ no.





7. **PUBLIC WATER OR SEWER FACILITIES; NOTICE TO BUYERS OF REAL ESTATE IN BALTIMORE COUNTY:**

The Property is subject to a fee or assessment charged under the authority granted to developer pursuant to Section 32-4-310 of the Baltimore County Code, which purports to cover or defray the cost of installing all or part of the public water or sewer facilities constructed by the developer of the subdivision known as \_\_\_\_\_.

This fee or assessment is \$ \_\_\_\_\_, payable annually in the month of \_\_\_\_\_ to \_\_\_\_\_ (name and address)

(hereinafter called "lienholder") until \_\_\_\_\_. There may be a right of prepayment or discount for early payment which may be ascertained by contacting the lienholder. The fee and assessment is a contractual obligation between the lienholder and each owner of the Property, that runs with the land, and is not in any way, a fee or assessment of Baltimore County.

8. **NOTICE TO BUYER: PRIVATE WATER SUPPLY/WELL:** (a) If the Property is served by, or intended to be serviced by, a private water supply, attach separate Baltimore County Well Water Notice and Addendum (GBBR form 1451).

(b) **ELEVATED LEVELS OF NATURALLY OCCURRING RADIUM:** Buyer is notified that Baltimore County Department of Environmental Protection and Resource Management has advised that, as a result of a water quality survey, elevated levels of naturally occurring radium and uranium have been found in some wells located in the Baltimore Gneiss formation. Properties serviced by public water are not impacted. Property Owners in the affected area will be required to test new and replacement wells and, if applicable, install a treatment system (water softener or reverse osmosis), prior to being granted a Certificate of Potability and putting the well into use. There are no regulations that require private owners of existing private wells to meet US EPA drinking water standards for radioactivity. Buyer of property served by private water supply will be provided with the brochure entitled "Radionuclides & Your Well Water: A Homeowner's Guide." For a copy of a general map of Baltimore County showing the potentially affected areas or for further information, Buyer should contact the Baltimore County Department of Environmental Protection and Sustainability at 410-887-2762.

<https://www.baltimorecountymd.gov/departments/environment/groundwatermgmt/educational.html>

Buyer to initial:

\_\_\_\_\_. If property is served by private water supply, Buyer acknowledges receipt of the brochure entitled "Radionuclides & Your Well Water: A Homeowner's Guide"

9. **NOTICE TO BUYER – HOUSE PHYSICALLY REMOVED FROM FLOOD PLAINS:** Seller hereby discloses to Buyer that the house, building or structure which is the subject of the Contract, has \_\_\_\_\_ or has not \_\_\_\_\_ (Seller to initial applicable provision) been physically removed from a 100-year flood plain located in Baltimore County.

10. **HISTORIC OR LANDMARK PROPERTY:** Seller hereby discloses to Buyer that the Property is \_\_\_\_\_ or is not \_\_\_\_\_ (Seller to initial applicable provision) located within a historic district under the Baltimore County Code or does \_\_\_\_\_ or does not \_\_\_\_\_ (Seller to initial applicable provision) appear on the Baltimore County preliminary landmarks list or final landmarks list. Buyer acknowledges that if the Property is located within a historic district or appears on either the Baltimore County preliminary or final landmarks list, Buyer's use of the Property shall be subject to the provision of the Baltimore County Code. For further information, contact the Baltimore County Office of Planning at (410) 887-3211, 401 Bosley Avenue, Suite 406, Towson, Maryland 21204.

[https://www.baltimorecountymd.gov/departments/planning/historic\\_preservation/designating\\_properties.html](https://www.baltimorecountymd.gov/departments/planning/historic_preservation/designating_properties.html)

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The Property is located in the Greenspring Valley National Register Historic District.



**11. RENTAL HOUSING LICENSE – BALTIMORE COUNTY:**

- (A) In Baltimore County, all buildings or a portion of a building that contain one to six dwelling units intended or designated as rental units must register and be licensed with Baltimore County on or before January 1, 2009.
- (B) A person who owns and rents a dwelling unit or a portion of a dwelling unit without a license may be subject to the denial, suspension, revocation or non-renewal of the license and/or civil penalties of \$25 per day for each day a violation occurs and \$200 per day for each day a correction notice is not complied with, and there will be a \$1,000 fine for not complying with the Rental Registration Law.
- (B) In the event a rental dwelling located in Baltimore County is sold or a change of ownership of the dwelling occurs, the new property owner is required to notify the Baltimore County Department of Permits and Development Management of the change of ownership.

<https://www.baltimorecountymd.gov/departments/permits/rentalregistration/index.html>

**12. NOTICE ON ZONES OF DEWATERING INFLUENCE**

The property may be located in a "Zone of Dewatering Influence." Such a zone is defined under Maryland law as the area surrounding a surface pit mine in "karst" terrain (limestone and carbonate rock containing closed depressions, sinkholes, caverns, cavities, and underground channels), where groundwater has been depleted through pumping activities in the subject mine. Dewatering of karst terrain may result in gradual caving in or sinking of the surface of the land. Dewatering may also result in declining ground water levels, which may affect the yield of wells on a property. The Maryland Department of the Environment (MDE) is required to provide on its website for use by the public a searchable map of established zones of dewatering influence. The MDE website can be accessed at <http://www.mde.maryland.gov>.

A PURCHASER OF REAL PROPERTY LOCATED IN BALTIMORE COUNTY, CARROLL COUNTY, FREDERICK COUNTY, OR WASHINGTON COUNTY IS ADVISED TO CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT TO DETERMINE WHETHER THE REAL PROPERTY FOR PURCHASE IS LOCATED WITHIN A ZONE OF DEWATERING INFLUENCE. MARYLAND LAW PROVIDES CERTAIN REMEDIES FOR PROPERTY IMPACTED BY DEWATERING.

**BUYER****DATE****BUYER****DATE**

Signed by:



7/7/2026

**SELLER****DATE**

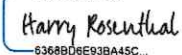
Signed by:



7/6/2026

**SELLER****DATE**

DocuSigned by:



7/7/2026

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Each party should seek its own legal, tax, financial, and other advice.



REVISED 05/2025

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**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 Robin Davis Miller Residuary Trust II/w/o Stephen Michael Miller created under ITEM IV of the last will and Testament of Stephen Michael Miller dated July 14, 2017 for Property known as 2026 Greenspring Valley Road, Stevenson, MD 21153

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.



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.

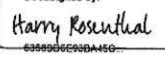
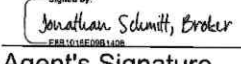
Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (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.

|                                                          |                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>_____<br/>Buyer's Signature</p> <p>_____<br/>Date</p> | <p>Signed by:  7/7/2026<br/>                 Seller's Signature Date</p>                                                                                                                    |
| <p>_____<br/>Buyer's Signature</p> <p>_____<br/>Date</p> | <p>Signed by:  7/6/2026      DocuSigned by:  7/7/2026<br/>                 Seller's Signature Date</p> |
| <p>_____<br/>Agent's Signature</p> <p>_____<br/>Date</p> | <p>Signed by:  7/2/2026<br/>                 Agent's Signature Date</p>                                                                                                                    |

# MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 2026 Greenspring Valley Road, Stevenson, MD 21153

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     | <input type="checkbox"/> Public | <input type="checkbox"/> Well                                             | <input type="checkbox"/> Other _____                                                                                |
| Sewage Disposal  | <input type="checkbox"/> Public | <input type="checkbox"/> Septic System approved for _____ (# of bedrooms) | <b>Other Type</b> _____                                                                                             |
| Garbage Disposal | <input type="checkbox"/> Yes    | <input type="checkbox"/> No                                               |                                                                                                                     |
| Dishwasher       | <input type="checkbox"/> Yes    | <input type="checkbox"/> No                                               |                                                                                                                     |
| Heating          | <input type="checkbox"/> Oil    | <input type="checkbox"/> Natural Gas                                      | <input type="checkbox"/> Electric <input type="checkbox"/> Heat Pump Age _____ <input type="checkbox"/> Other _____ |
| Air Conditioning | <input type="checkbox"/> Oil    | <input type="checkbox"/> Natural Gas                                      | <input type="checkbox"/> Electric <input type="checkbox"/> Heat Pump Age _____ <input type="checkbox"/> Other _____ |
| Hot Water        | <input type="checkbox"/> Oil    | <input type="checkbox"/> Natural Gas                                      | <input type="checkbox"/> Electric Capacity _____ Age _____ <input type="checkbox"/> 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) \_\_\_\_\_ Date \_\_\_\_\_

Seller(s) \_\_\_\_\_ 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:

\_\_\_\_\_  
 Seller was informed at the time of purchase by a home inspector that there may be asbestos in the barn, which was built decades before the home, but Seller has never confirmed this with a formal test.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Seller  Date 7/7/2026  
 Seller \_\_\_\_\_ Date \_\_\_\_\_

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 \_\_\_\_\_



**MARYLAND NON-RESIDENT SELLER  
TRANSFER WITHHOLDING TAX ADDENDUM**

ADDENDUM dated \_\_\_\_\_ to Contract of Sale

between Buyer \_\_\_\_\_

and Seller Robin Davis Miller Residuary Trust U/W/O Stephen Michael Miller created under ITEM IV of the Last Will and Testament of Stephen Michael Miller dated July 14, 2017

for Property known as 2026 Greenspring Valley Road, Stevenson, MD 21153

Seller acknowledges, pursuant to Section 10-912 of the Tax-General Article, Annotated Code of Maryland, that if Seller is: 1) a non-resident individual of the State of Maryland or is 2) a non-resident entity which is not formed under the laws of the State of Maryland and is not qualified by or registered with the Maryland State Department of Assessments and Taxation to do business in the State of Maryland, the deed or other instrument of writing that effects a change of ownership to the Property may not be recorded with the clerk of the court for a county or filed with the Maryland State Department of Assessments and Taxation unless payment is first made by the Seller in an amount equal to:

- a) 8% of the total payment to a non-resident seller; **OR**
- b) 8.25% of the total payment to a non-resident entity;

**(NOTE: The amount of the payment for a non-resident individual is subject to adjustment on a recurring basis by the Comptroller of Maryland. The amount of the payment for a non-resident entity is subject, from time to time, to change by an Act of the Maryland General Assembly. Seller acknowledges that the amount(s) as set forth in a) and b) above may be greater or lesser than the actual amount(s) due by Seller at time of settlement.)**

UNLESS each seller:

1. Certifies, in writing, under the penalties of perjury, that the Seller is a resident of the State of Maryland or is a resident entity of the State of Maryland; **OR**
2. Presents to the clerk of the circuit court for a county or the Maryland State Department of Assessments and Taxation a certificate issued by the Comptroller of the State of Maryland stating that: i) there is no tax due in connection with the sale or exchange of the Property; or ii) a reduced amount of tax is due from the Seller and the reduced amount is collected by the clerk of the circuit court for a county or the Maryland Department of Assessments and Taxation before recording or filing; **(NOTE: If Seller intends to obtain a certificate from the Comptroller's office, Seller should immediately contact the Comptroller at 1-800-MDTAXES. Obtaining the certificate requires a MINIMUM of three (3) weeks); OR**
3. Has satisfied the tax liability or has provided adequate security to cover such liability; **OR**
4. Certifies, in writing, under the penalties of perjury, that the Property being transferred is the Seller's principal residence.

As defined under Maryland law and as used in a) and b) above, the term "total payment" means the net proceeds paid to the Seller for the Property and associated tangible personal property, less: 1) debts owed by the Seller and secured by a mortgage or other lien against the Property being paid upon the sale or exchange of the Property and 2) other expenses of the Seller arising out of the sale or exchange of the Property and disclosed on a settlement statement prepared in connection with the sale or exchange of the Property. "Total payment" includes the fair market value of any property transferred to the Seller.

Signed by:   
\_\_\_\_\_  
**Seller's Signature**

\_\_\_\_\_  
**Date**

Signed by:   
\_\_\_\_\_  
**Seller's Signature**

\_\_\_\_\_  
**Date**

 DocuSigned by:  
Harry Rosenthal  
0368B08E98A45C...

\_\_\_\_\_  
**Date**



**ELECTRIC POWERLINE NOTICE**  
**MARYLAND PIEDMONT RELIABILITY PROJECT DISCLOSURE**  
**FOR USE IN BALTIMORE, CARROLL, AND FREDERICK COUNTIES**

PROPERTY ADDRESS: 2026 Greenspring Valley Road, Stevenson, MD 21153

Maryland Piedmont Reliability Project ("Project") is a PROPOSED 500 KV electric powerline transmission system expected to cross BALTIMORE, CARROLL AND FREDERICK COUNTIES.

The project is in the planning and regulatory review stage, and we understand that it ultimately requires Maryland Public Service Commission approval.

**If this property is in one of these three Maryland counties, you are strongly advised to obtain further information from the website below.**

**Project website:**

<https://corporate.pseg.com/aboutpseg/companyinformation/thepsegfamilyofcompanies/psegrenewabletransmission/mprp>

**Maryland Public Service Commission Website:**

<https://www.pcs.state.md.us/>

**You should visit and review these websites to determine whether the proposed transmission line may affect the property directly or indirectly.**

\_\_\_\_\_  
Buyer's Signature Date

Signed by: \_\_\_\_\_ 7/7/2026  
Seller's Signature Date

\_\_\_\_\_  
Buyer's Signature Date

Signed by: \_\_\_\_\_ 7/6/2026  
Seller's Signature Date

DocuSigned by: \_\_\_\_\_ 7/7/2026  
Harry Rosenthal

This form has been prepared by The Greater Baltimore Board of REALTORS® (GBBR) for the use of their members. GBBR, including its members and employees, assumes no responsibility if this form fails to protect the interests of any party. Each party should seek its own legal, tax, financial, and other advice.



03/2025

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**Consumer Notice to Buyers of Residential Real Estate in Maryland**  
**(Include with Exclusive Buyer/Tenant Representation Agreement)**

**Buyers of residential real estate in Maryland are advised to inquire about the following items:**

**COVENANTS RUNNING WITH THE LAND:** Covenants running with the land are agreements that stipulate that ownership of the land cannot be transferred unless the new owner agrees to continue to abide by the covenants. They cannot be separated from the land and transfer with it. For example, an individual might own property subject to a covenant that requires the property to be used for charitable purposes only. A buyer who purchases the property must agree to use the property for charitable purposes only.

**DEED RESTRICTIONS:** Deed restrictions are provisions in a deed that limit the use of the property. With some exceptions, deed restrictions cannot be removed by the new owner.

**EASEMENTS:** An easement is a right, privilege, or interest that one party has in the land of another. There are many types of easements, including, conservation easements, utility easements, gas line easements, and power line easements. Easements may be in property deeds or title papers, and are part and parcel of the land they affect.

**LEASES:** A lease is any agreement that gives rise to a landlord/tenant relationship. Unless otherwise specified in the lease agreement, the buyer of a property occupied by a tenant under a lease is bound by the conditions and terms of the lease.

**ONSITE SEWAGE DISPOSAL SYSTEMS (OSDS) WITH BEST AVAILABLE TECHNOLOGY (BAT):** An OSDS is a wastewater treatment system that discharges the treated effluent into the ground. An OSDS with best available technology reduces nitrogen levels. If an OSDS system with BAT is installed on the property, Seller may have used state funds to purchase the system. If state funds were used to purchase the system, the property may be encumbered by an easement that obligates the owner of the property to comply with certain requirements such as maintaining the system and allowing the Maryland Department of the Environment and the county/city in which the property is located to inspect the system. Buyer is advised to inquire about the terms under which an OSDS system with BAT was installed on the property and check with the appropriate city/county agency.

**PROPANE TANKS:** Propane is a source of energy that is used for heating homes and water, cooking and refrigerating food, drying clothes, and fueling gas fireplaces and barbecue grills. Propane tanks may be owned or leased. If a propane tank is installed on the property, Buyer is advised to inquire about the terms under which the propane tank was installed, how to transfer the ownership or lease, and any costs associated with the transfer.

**HOME SECURITY SYSTEMS THAT RECORD AUDIO:** Buyer is advised that Maryland law prohibits **audio recording** of private conversations without the consent of all parties.

**SOLAR PANELS:** Solar panels are devices that convert light into electricity. If solar panels are installed on the property, Buyer is advised to inquire about the terms under which the solar panels were installed, how to transfer the ownership or lease, and any costs associated with the transfer.

**WIRE FRAUD THROUGH EMAIL:** Buyer is advised to never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Buyer should always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Buyer should never wire money without double-checking that the wiring instructions are correct.

**DEPOSIT HELD BY ESCROW AGENT:** Buyer is advised that an escrow agent, other than a Maryland licensed real estate broker, is not subject to the same legal requirements that Maryland licensed real estate brokers are under the Maryland Real Estate Brokers Act concerning the holding and the release of deposit monies. If the deposit is going to be held by a third party other than by a Maryland licensed real estate broker involved in the transaction, the parties are required to enter into a separate written escrow agreement, binding upon the parties and the escrow agent that complies with Section 10-802 of the Real Property Article, Annotated Code of Maryland.

**SMOKE ALARMS:** Buyer is notified that there were changes in Maryland law regarding smoke alarms and smoke detectors (Section 9-101 et seq. of the Public Safety Article, Annotated Code of Maryland). The type of smoke alarm required in a dwelling depends upon the age of the property. As of January 1, 2018, among other changes, no alarm—battery powered or hard-wired—may be older than 10 years from the date of manufacture, and if battery powered, be sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries. There are penalties for non-compliance. Additionally, some jurisdictions have more stringent rules for new construction or for rentals. Buyer is advised to inquire about smoke alarm compliance. Buyer may



view the smoke alarm requirements at: <http://mgaleg.maryland.gov/mgawebsite/Laws/StatuteText?article=gps&section=9-101&enactments=false>. Buyer may contact the local fire marshal to obtain additional information about the smoke alarm law.

**CONDOMINIUM/HOA RESERVE STUDY:** A Reserve Study is a long-term capital budgeting tool that a condominium/HOA uses to determine the amount of money it should set aside in its Reserve Fund for replacement, repair, or restoration of common areas. The Reserve Fund is financed by collecting condominium dues, HOA fees, or special assessments. Buyer is advised to pay close attention to the reserve study report of a condominium/HOA as an underfunded Reserve Fund may result in a future increase of condominium dues, HOA fees, or the imposition of special assessments upon Buyer.

\_\_\_\_\_  
Buyer Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer Signature

\_\_\_\_\_  
Date





STATE OF MARYLAND  
REAL ESTATE COMMISSION

## Consent for Dual Agency

*(In this form, the word "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease")*

### When Dual Agency May Occur

The possibility of Dual Agency arises when:

- 1) The buyer is interested in a property listed by a real estate broker; and
- 2) The seller's agent and the buyer's agent are affiliated with the same real estate broker.

### Important Considerations Before Making a Decision About Dual Agency

A broker or broker's designee, acting as a dual agent does not exclusively represent either the seller or buyer; there may be a conflict of interest because the interests of the seller and buyer may be different or adverse. As a dual agent, the real estate broker does not owe undivided loyalty to either the seller or buyer.

Before the buyer and seller can proceed to be represented by a broker acting as a dual agent, they must both sign Consent for Dual Agency. If the buyer has previously signed Consent for Dual Agency, the buyer must **affirm** the buyer's consent for the purchase of a particular property before an offer to purchase is presented to the seller. If the seller has previously signed Consent for Dual Agency, the seller must **affirm** the seller's consent for the sale of the property to a particular buyer before accepting an offer to purchase the property. The **affirmation** is contained on Page 2 of this form.

### Your Choices Concerning Dual Agency

In a possible dual agency situation, the buyer and seller have the following options:

1. **Consent in writing to dual agency.** If all parties consent in writing, the real estate broker or the broker's designee (the "dual agent") shall assign one real estate agent affiliated with the broker to represent the seller (the seller's "intra-company agent") and another agent affiliated with the broker to represent the buyer (the buyer's "intra-company agent"). Intra-company agents are required to provide the same services to their clients that agents provide in transactions not involving dual agency, including advising their clients as to price and negotiation strategy.
2. **Refuse to consent to dual agency.** If either party refuses to consent in writing to dual agency, the real estate broker must terminate the brokerage relationship for that particular property with the buyer, the seller, or both. If the seller terminates the brokerage agreement, the seller must then either represent him or herself or arrange to be represented by another real estate company. If the buyer terminates the brokerage agreement, the buyer may choose not to be represented but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company. Alternatively, the buyer may choose to enter into a written buyer agency agreement with a different broker/company.

## Duties of a Dual Agent and Intra-Company Agent

Like other agents, unless the client gives consent to disclose the information, dual agents and intra-company agents must keep confidential information about a client's bargaining position or motivations. For example, without written consent of the client, a dual agent or intra-company agent may not disclose to the other party, or the other party's agent:

- 1) Anything the client asks to be kept confidential; \*
- 2) That the seller would accept a lower price or other terms;
- 3) That the buyer would accept a higher price or other terms;
- 4) The reasons why a party wants to sell or buy, or that a party needs to sell or buy quickly; or
- 5) Anything that relates to the negotiating strategy of a party.

**\* Dual agents and intra-company agents must disclose material facts about a property to all parties.**

## How Dual Agents Are Paid

Only the broker receives compensation on the sale of a property listed by that broker.

If a financial bonus is offered to an agent who sells property that is listed with his/her broker, this fact must be disclosed in writing to both the buyer and seller.

## Consent for Dual Agency

I have read the above information, and I understand the terms of the dual agency. I understand that I do not have to consent to a dual agency and that if I **refuse** to consent, there will not be a dual agency; and that I may withdraw the consent at any time upon notice to the dual agent. I hereby **consent** to have

Krauss Real Property Brokerage

(Firm Name)

act as a Dual Agent for me as the

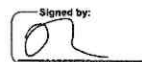
Seller in the sale of the property at: 2026 Greenspring Valley Road, Stevenson, MD 21153

Buyer in the purchase of a property listed for sale with the above-referenced broker.

Signed by:  
  
Signature

7/7/2026

Date

Signed by:  
  
Signature

7/6/2026

Date

DocuSigned by:  
Harry Rosenthal

7/7/2026

## AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

# The undersigned **Buyer(s)** hereby affirm(s) consent to dual agency for the following property:

2026 Greenspring Valley Road, Stevenson, MD 21153

Property Address

Signature

Date

Signature

Date

# The undersigned **Seller(s)** hereby affirm(s) consent to dual agency for the Buyer(s) identified below:

Name(s) of Buyer(s)

Signature

Date

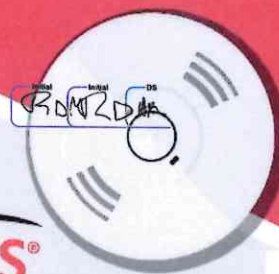
Signature

Date

# SMOKE ALARM LAWS

## 2018

*Maryland*  
**REALTORS®**



### AS OF JANUARY 1, 2018 - MARYLAND LAW REQUIRES:

#### IF BATTERY OPERATED ONLY, ALARM MUST:

- Be powered by 10-year sealed battery
- Have a silence/hush feature

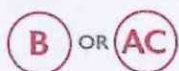
#### IF HARDWIRED ALTERNATING CURRENT (AC) ALARM:

- May NOT be older than 10 years from the date of manufacture\*

ONE ALARM MUST BE LOCATED ON EACH LEVEL OF THE DWELLING INCLUDING THE BASEMENT

**NOTE: REGARDLESS OF WHEN BUILT,** battery operated only alarms must be powered by 10-year sealed batteries, and no unit, whether battery operated or AC, may be older than 10 years. Types of alarms found in homes have changed over time based on requirements at the time of construction.

**BUILT BEFORE**  
7/1/75



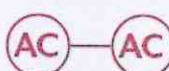
Located:  
Each hallway outside  
bedroom(s)

**BUILT BETWEEN**  
7/1/75 - 1/1/89



Located:  
Each hallway outside  
bedroom(s)

**BUILT BETWEEN**  
1/1/89 - 7/1/90



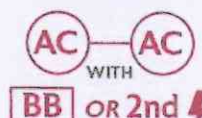
Located:  
Each hallway outside  
bedroom(s)

**BUILT BETWEEN**  
7/1/90 - 7/1/13



Located:  
Each hallway outside  
bedroom(s)

**BUILT AFTER**  
7/1/13



Located:  
Each hallway outside  
bedroom(s) **AND** in  
each bedroom

### BE AWARE!

- Hardwired AC Alarms must be replaced with hardwired alarms of the same type.
- Additional alarms required as of January 1, 2018 (such as in basement) may be battery operated if they are 10-year sealed battery alarms with a silence/hush button feature.
- A seller who fails to comply with the law is subject to a fine, imprisonment, or both.
- As required by law, any information about alarms that is shared with a REALTOR® is considered a material fact that must be disclosed to all parties.

**\*NOTE:** Date of manufacture will be marked on back of smoke alarm. If no date is printed on device, it should not be used.

### KEY

- B: Battery powered alarm
- AC: Alarm powered by alternating current (hardwired)
- AC-AC: Hardwired interconnected alarm
- BB: Battery Backup
- 2nd: Alternate secondary power source (i.e. WiFi or Radio Frequency)

### Transaction Checklist-Insurance Issues

- Discuss current insurance market conditions with your insurance agent and any problems you may have in obtaining insurance on the home you are purchasing.
- Review offer to purchase to identify insurance issues.
- Contact one or more insurance agents immediately following acceptance of purchase contract by both parties to begin process of obtaining necessary insurance.
- Obtain commitments to issue an insurance policy from an insurance company in writing and carefully review it with your attorney or insurance agent to determine scope of that commitment.
- Be aware of alternative insurance sources that maybe available if a problem develops:
  - Know available sources of insurance (i.e., what other insurance companies are in market by calling different insurance agencies in the community).
  - Check with seller's current insurer to determine if that insurer will continue to insure property with new owner.
  - Check with buyer's current insurer to determine if that insurer will continue to insure buyer in new property.
  - Alternative forms of coverage that may allow the transaction to proceed may be obtained by contacting the Maryland Joint Insurance Association 410-539-6808.



2594 Riva Road, Annapolis MD 21401-7406

[www.mdrealtor.org](http://www.mdrealtor.org)

410-841-6080

FAX 301-261-8369

*Prepared in part by the Risk Management Committee of the National Association of REALTORS®. Reprinted with permission by the National Association of REALTORS®.*

# The New Reality of Property Insurance What You Should Know



The Voice for Real Estate® in Maryland

Phone: (410) 329-9898

Fax:

[www.lwolf.com](http://www.lwolf.com)

2022 KRFB

Jonathan Schmitt

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

## Q How Can Insurance availability/affordability affect the real estate transactions?

A. The affordability and availability of insurance affects both buyers and sellers. Buyers will typically be obtaining mortgage financing to pay the purchase price of the property. The lender will require that there be property insurance to cover their interest in the property. If proof of insurance is not available at closing the lender will likely refuse to release the funds and therefore delay or even derail the transaction, either of which can impose both inconvenience and cost to both the buyer and seller. Even in a "cash" transaction the buyer may be hesitant to complete a transaction where insurance is not available to cover the buyer's equity in the property.

## Q. When should a buyer apply to obtain an insurance policy to cover the property being purchased?

A. The interest of both buyers and the sellers now suggests that the buyers should begin their search for insurance no later than the time of the contract to purchase is signed. This helps to assure a firm commitment for the issuance of a policy well in advance of the settlement of the transaction. Waiting until the last days or even weeks before the closing can limit the opportunities of the buyers and sellers to address the affordability and availability issue and, if needed, to find alternatives for difficult to insure properties. There have been many examples of transactions, which have been adversely affected in some manner because of problems associated with insurance availability/affordability.

## Q. What kinds of events/records can affect the ability to obtain insurance on a property being purchased?

A. A number of factors can affect the availability and cost of homeowner insurance on a property being purchased. For example, they include:

- a. past claims filed on the property (up to previous five years)

- b. poor insurance score of the prospective purchaser
- c. past claims filed by the property purchaser on other properties
- d. physical characteristics of property (e.g., leaky roof, historical)

- e. characteristics of the property's location (e.g., proximity to fire station, regional weather conditions)

## Q. How does the insurance company know what claims have been filed in connection with the property?

A. Approximately 90% of all insurance companies contribute information regarding claims to an insurance industry database. When underwriting a new policy the insurance company may obtain a report from this system from one of a couple different sources to determine the property's claims history. This report is most often identified as a comprehensive loss underwriting exchange report or a "CLUE Report." The report contains information regarding property claims filed in connection with a particular property and claims filed by a particular insured person. For a fee the current owner of the property may obtain a copy of this report. A copy of the report is available to the property owner through companies such as ChoicePoint, Inc, either by writing to ChoicePoint, Inc located in Alpharetta, Georgia, or by going to their website, choicetrust.com, and A-Plus, either by writing to A-Plus located in Jersey City, New Jersey or calling 800-709-8842.

## Q. Should I get a copy of the CLUE Report?

A. While this decision is up to the property owner, it is important to understand the limitations of the report. The report contains only raw information and how that information will affect the insurability of a property isn't explained as a part of the report. Moreover, not all insurance companies use the report and those that do use it don't all use the information in the same way. As a result having the report may not enable you to predict whether a particular company will insure the property. If you want information on how a CLUE Report or other similar report may affect your ability to obtain insurance contact your insurance agent.

## Q. Are there factors unique to a buyer that can affect their ability to obtain insurance?

A. Yes, although not used by all insurance companies in determining eligibility for insurance, some companies do review the claims filed by the buyer on properties owned by the buyer during the preceding five years. This is another aspect of the CLUE Report database that focuses upon the insured individual rather than the insured property.

Another more controversial factor is the use of Insurance Scores. Insurance Scores, which are formulas developed by insurance companies in an effort to predict the likelihood of an individual filing claims, are sometimes used to determine to whom or at what price an insurance policy will be issued.

Insurance scores are not standardized within the insurance industry and both how they are calculated and how they are used is generally not known outside of individual insurance companies. If you want additional information on how insurance scoring may affect our ability to obtain insurance contact our insurance agent.

## Q. Can an insurer rate my insurance risk based on my credit score?

A. No. In Maryland, insurance companies are prohibited from using credit scores to determine a property owner's insurance risk.

## Q. If I have questions about insurance practices or the law, who should I contact?

A. The Maryland Insurance Administration has a consumer complaint line for all forms of insurance. In the case of homeowner's insurance, you would contact the Consumer Complaints Department for Property and Casualty at 410-468-2341

This Personal Representative's Deed is exempt from Recordation and Transfer Tax pursuant to the Maryland Estates and Trusts' Code Annotated, Section 9-105(c)



# PERSONAL REPRESENTATIVE'S DEED

LR - Deed (No-Taxes)  
Recording Fee 20.00  
Name: ROBIN DAVIS MILLER TRUSTEE  
Ref: LR - Deed (No-Taxes)  
Surcharge 40.00  
SubTotal: 60.00  
Total: 60.00  
02/14/2023 02:40  
#1698782 CC0301  
Baltimore County/CC03-01.10  
Register 17

Tax Account Number:  
Account No. 0304020956

BOOK: 47786 PAGE: 178

**THIS PERSONAL REPRESENTATIVE'S DEED**, dated January 20, 2023, from **ROBIN DAVIS MILLER**, Personal Representative of the Estate of Stephen Michael Miller, deceased ("Grantor") to **ROBIN DAVIS MILLER** and **HARRY I. ROSENTHAL**, Trustees of the Residuary Trust U/W/O Stephen Michael Miller (the "Trust") created under ITEM IV of the Last Will and Testament of Stephen Michael Miller dated July 14, 2017 ("Grantees").

**WHEREAS**, **STEPHEN MICHAEL MILLER** (the "Decedent") and **ROBIN DAVIS MILLER**, his spouse, were vested with fee simple title to the hereinafter described real property located in Baltimore County, Maryland (the "Property") as tenants by the entireties by Deed dated August 1, 2008 as set forth below; and

**WHEREAS**, the Decedent died on March 12, 2022, leaving a Last Will and Testament dated July 14, 2017 (the "Will") which was admitted to probate by the Register of Wills for Baltimore County, Maryland, whereby the Grantor was appointed Personal Representative of the Estate of Stephen Michael Miller, Estate No. 217904 ("Decedent's Estate"); and

**WHEREAS**, under Maryland law, upon Decedent's death the Decedent's spouse, **ROBIN DAVIS MILLER**, would have become the sole owner of the Property as surviving tenant by the entireties if she did not disclaim an interest therein; and

**WHEREAS**, by a Disclaimer dated December 6, 2022 which was filed with the Register of Wills for Baltimore County on or about December 7, 2022, a copy of which is attached to this Deed as **EXHIBIT B** and which copy will be recorded among the Land Records of Baltimore County, Maryland simultaneously with the recording of this Deed (the "Disclaimer"), Decedent's spouse, Robin Davis Miller, pursuant to the Maryland Uniform Disclaimer of Property

Return to:  
Harbor City Research  
5523 Research Park Drive, Suite 205  
Baltimore, Maryland 21228

320096

1391B

BOOK: 47786 PAGE: 179

Interests Act and Section 2518 of the Internal Revenue Code of 1986, as amended from time to time, irrevocably disclaimed her one-half (½) survivorship interest in the Property which otherwise would have passed to her from Decedent by operation of law; and

**WHEREAS**, as a result of the Disclaimer, the Decedent's one-half (½) undivided interest in the Property passed entirely to Decedent's Estate to be distributed to the Trustees of the Trust in accordance with ITEM IV of the Will, and this Personal Representative's Deed is being executed and delivered by Grantor to effect such distribution.

**NOW, THEREFORE**, Grantor, for NO MONETARY CONSIDERATION, but pursuant to the Disclaimer and the provisions of ITEM IV of the Will, does hereby grant and convey to Grantees, on behalf of the Trust, their respective successors in trust and assigns, in fee simple, a one-half (½) undivided interest in the Property located in Baltimore County, Maryland, and described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

The improvements thereon being known as 2026 Greenspring Valley Road,  
Stevenson, Maryland 21153.

**BEING THE SAME PROPERTY** described in a Deed dated August 1, 2008 and recorded among the Land Records of Baltimore County in Liber No. 27235, page 645, from Mary Jane Blaustein to Stephen M. Miller and Robin Miller, as tenants by the entireties.

**TOGETHER WITH** all improvements thereon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

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**TO HAVE AND TO HOLD** the one-half ( $\frac{1}{2}$ ) undivided interest in the Property hereby conveyed unto Grantees, on behalf of the Trust, their respective successors in trust and assigns, in fee simple, forever, **as a tenant in common** with the owner of the remaining one-half ( $\frac{1}{2}$ ) undivided interest in the Property, so that the Grantees and the other owner now hold the following percentage interests in the Property **as tenants in common**:

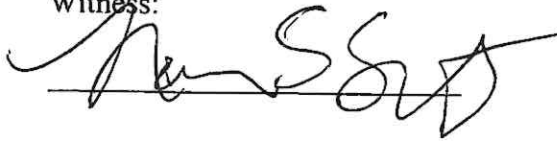
Robin Davis Miller, *a one-half ( $\frac{1}{2}$ ) interest.*

Robin Davis Miller and Harry I. Rosenthal, Trustees of the Residuary Trust created under the Last Will and Testament of Stephen Michael Miller, *a one-half ( $\frac{1}{2}$ ) interest.*

**GRANTOR** covenants that she will execute further assurances of the Property as may be requisite.

**WITNESS** the hands and seals of the Grantor.

Witness:





(SEAL)

ROBIN DAVIS MILLER, Personal  
Representative of the Estate of Stephen Michael  
Miller

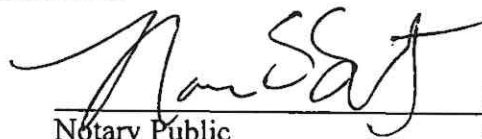
STATE OF MARYLAND  
CITY/COUNTY OF BALTO }

to wit:

**I HEREBY CERTIFY** that on this 20<sup>th</sup> day of January, 2023, before me, a Notary Public for the State of Maryland, personally appeared ROBIN DAVIS MILLER, Personal Representative, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument, who acknowledged that she, as Personal Representative of the Estate of Stephen Michael Miller, being authorized to do so, executed the within Instrument in the capacity and for the purposes therein contained.

**AS WITNESS** my hand and Notarial Seal.





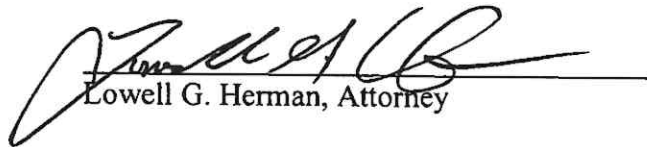
(SEAL)

Notary Public

My Commission Expires: 04/17/2023

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THE UNDERSIGNED ATTORNEY, ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND, HEREBY CERTIFIES THAT THE ABOVE INSTRUMENT HAS BEEN PREPARED BY HIM OR UNDER HIS SUPERVISION.

  
Lowell G. Herman, Attorney

After Recording, Return To:

Lowell G. Herman, Esq.

Herman LLC

307 International Circle, Suite 280

Hunt Valley, Maryland 21030

410-774-4474

LHerman@Hermanllc.com

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# Exhibit A

**BEGINNING FOR THE SAME** at a concrete monument heretofore set on the north side of Greenspring Valley Road and at the beginning of the last line of a parcel of land which by a Deed dated July 1, 1955 and recorded among the Land Records of Baltimore County in Liber GLB No. 2731, folio 199 was conveyed by Katherine G. Eppler and husband to The Title Holding Company and running thence with and binding on apart of said last line North 3 degrees 42 minutes West 657.61 feet to the beginning of a parcel of land which by a Deed dated February 15, 1962 and recorded among the aforesaid Land Records in Liber WJR No. 3957, folio 57 was conveyed by Katherine G. Eppler and Husband to Philip R. Crist and Wife and thence binding reversely on the last and third lines of said parcel of land the two following courses and distances, viz: South 88 degrees 18 minutes West (said course being erroneously described in said Deed as North 84 degrees 18 minutes East) 406.24 feet and North 3 degrees 42 minutes West 215.83 feet to the beginning of said third line and to intersect the first line of the aforesaid parcel of land which was conveyed by Katherine G. Eppler and Husband to The Title Holding Company, thence running with and binding on a part of said first line, South 86 degrees 18 minutes West 295.33 feet to the end of said first line and to intersect the fifth line of the parcel of land firstly described in a Deed dated April 28, 1943 and recorded among the aforesaid Land Records in Liber TBS No. 1743, folio 320 which was conveyed by Frank H. Winants and Wife to Katherine G. Garrigan, thence running with and binding on the outlines of the firstly and secondly described parcels of land in said last mentioned deed, the three following courses and distances, viz: South 10 degrees 15 minutes 17 seconds West 392.42 feet to a marble monument, and South 30 degrees 02 minutes 46 seconds East 351.90 feet to a marble monument and South 2 degrees 07 minutes 10 seconds East 127.67 feet to the center of a bridge spanning a stream and to a point in the center of the Greenspring Valley Road, thence binding in the center of said road South 83 degrees 12 minutes 14 seconds East 485.72 feet to the beginning of the third line of a parcel of land which by a Deed dated April 18, 1933 and recorded among the aforesaid Land Records in Liber LMCLM No. 910, folio 289 was conveyed by Frank H. Winants and Wife to The State Roads Commission of Maryland, thence running with and binding on the third and fourth lines of said parcel of land the following course and distance, viz: North 6 degrees 15 minutes East 20.46 feet to the north side of the Greenspring Valley Road as widened and thence binding on the North side of said Road as widened and described in said last mentioned Deed Easterly by a line curving toward the left having a radius of 389.26 feet for a distance of 163.49 feet (the chord of said arc bearing North 84 degrees 42 minutes East 162.25 feet) to the place of beginning.

**SUBJECT TO AND TOGETHER WITH** the right and use thereof in common with others entitled thereto of a 15 foot right-of-way laid out adjacent to and west of the first line of the herein described parcel of land as set forth in the aforesaid Deed from Katherine G. Eppler and Husband to Philip R. Crist.

# EXHIBIT B

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|                        |   |                      |
|------------------------|---|----------------------|
| IN THE MATTER OF       | * | IN THE               |
| THE ESTATE OF          | * | ORPHANS' COURT       |
| STEPHEN MICHAEL MILLER | * | FOR BALTIMORE COUNTY |
| DECEASED               | * | MARYLAND             |
|                        | * | ESTATE NO. 217904    |

\* \* \* \* \*

## DISCLAIMER

This Disclaimer, made this 6th day of December, 2022, by Robin Davis Miller.

## WITNESSETH:

**WHEREAS**, Stephen Michael Miller (hereinafter referred to as "Decedent"), domiciled in Baltimore County, State of Maryland, died testate on March 12, 2022; and

**WHEREAS**, the Decedent's Last Will and Testament dated July 14, 2017 (hereinafter referred to as the "Will") was filed with the Register of Wills for Baltimore County.

**WHEREAS**, Robin Davis Miller has been appointed as Personal Representative of the estate of said Decedent and is currently serving as such; and

**WHEREAS**, the Decedent owned a 100% interest in the real property known as 2026 Greenspring Valley Road, Stevenson, Maryland 21153 (hereinafter referred to as the "Property") with his spouse, Robin Davis Miller (hereinafter referred to as the "spouse"), as tenants-by-the-entireties; and

**WHEREAS**, pursuant to ITEM IV of the Decedent's Will, there is created a non-marital residuary trust (the "Trust") which by virtue of this Disclaimer would be the recipient of the disclaimed property and which Trust, pursuant to Section B of ITEM X of the Will does not give

the spouse any power or interest that could cause a disclaimer to fail as a "Qualified Disclaimer" under Section 2518 of the Code; and

**WHEREAS**, less than nine (9) months have elapsed since the Decedent's death, and the undersigned, Robin Davis Miller, wishes to disclaim and renounce absolutely the following:

- A. The 50% survivorship interest in the Property passing to Robin Davis Miller by virtue of the Decedent's death; and
- B. Those rights granted to the undersigned pursuant to ITEM IV of the Will, including but not limited to (i) any and all right to appoint the aforementioned Trust fund as constituted upon the death of the undersigned by her Last Will and Testament with respect to those assets listed in Paragraphs A and B immediately preceding or any proceeds therefrom, and (ii) as set forth in Section B of ITEM X of the Will, any power or interest in such Trust with respect to those assets listed in Paragraphs A and B immediately preceding or any proceeds therefrom that could cause such a disclaimer to fail as a "Qualified Disclaimer" under Section 2518 of the Code.

**NOW, THEREFORE**, pursuant to Subtitle 2 of Title 9 of the Estates and Trusts Article of the Annotated Code of Maryland and Section 2518 of the Internal Revenue Code, the undersigned, Robin Davis Miller, does hereby irrevocably disclaim and renounce absolutely the following:

- A. The 50% survivorship interest in the Property passing to Robin Davis Miller by virtue of the Decedent's death; and
- B. Those rights granted to the undersigned pursuant to ITEM IV of the Will, including but not limited to (i) any and all right to appoint the aforementioned Trust fund as constituted upon the death of the undersigned by her Last Will and Testament with

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respect to those assets listed in Paragraphs A and B immediately preceding or any proceeds therefrom, and (ii) as set forth in Section B of ITEM X of the Will, any power or interest in such Trust with respect to those assets listed in Paragraphs A and B preceding or any proceeds therefrom that could cause such a disclaimer to fail as a "Qualified Disclaimer" under Section 2518 of the Code.

This Disclaimer shall bind Robin Davis Miller, her Personal Representatives, heirs, and assigns.

IN WITNESS WHEREOF, I have signed my name hereto on the day and year first above written.

WITNESS:

Joan M. Brown

Robin Davis Miller  
Robin Davis Miller

STATE OF MARYLAND )

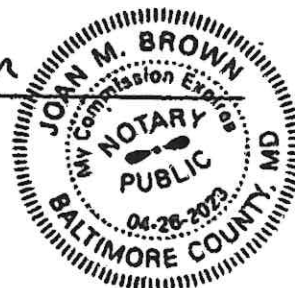
COUNTY OF BALTIMORE )

I HEREBY CERTIFY, that on this 16<sup>th</sup> day of December 2022, before me, the subscriber, a Notary Public in and for the State aforesaid personally appeared Robin Davis Miller and she acknowledged that she executed the foregoing Disclaimer as her free and voluntary act; and the said Robin Davis Miller further acknowledged that she has not received and will not receive any consideration in money or monies worth for the foregoing Disclaimer and that all further matters, facts, and things set forth therein are true to the best of her knowledge, information, and belief.

AS WITNESS my hand and Notarial Seal.

Joan M. Brown  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-26-2023



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**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 6<sup>th</sup> day of December, 2022, I mailed by Priority Mail or hand-delivered an executed copy of the attached Disclaimer to Robin Davis Miller, 2026 Greenspring Valley Road, Stevenson, Maryland 21153.



Lowell G. Herman, Esq.

Herman LLC

307 International Circle, Suite 280

Hunt Valley, Maryland 21030

410-774-4474

lherman@hermanllc.com

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 62-47643-01 2/17/2023. Printed 2/17/2023. Page 1 of 1

| State of Maryland Land Instrument Intake Sheet                                                                                                                                                                      |  |                                                                                                                                                |  |                                                                             |  |                                                              |  |                                                      |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------|--|--------------------------------------------------------------|--|------------------------------------------------------|--|
| Baltimore City & County, BALTIMORE                                                                                                                                                                                  |  |                                                                                                                                                |  |                                                                             |  |                                                              |  |                                                      |  |
| Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.                                                                            |  |                                                                                                                                                |  |                                                                             |  |                                                              |  |                                                      |  |
| (Type or Print in Black Ink Only—All Copies Must Be Legible)                                                                                                                                                        |  |                                                                                                                                                |  |                                                                             |  |                                                              |  |                                                      |  |
| 1 Type(s) of Instruments                                                                                                                                                                                            |  | <input checked="" type="checkbox"/> Check Box if addendum Intake Form is Attached                                                              |  |                                                                             |  |                                                              |  |                                                      |  |
| 2 Conveyance Type Check Box                                                                                                                                                                                         |  | <input checked="" type="checkbox"/> Deed                                                                                                       |  | <input type="checkbox"/> Mortgage                                           |  | <input type="checkbox"/> Other                               |  | <input type="checkbox"/> Other                       |  |
| 3 Tax Exemptions (If applicable) Cite or Explain Authority                                                                                                                                                          |  | <input type="checkbox"/> Improved Sale Arms-Length (1)                                                                                         |  | <input type="checkbox"/> Unimproved Sale Arms-Length (2)                    |  | <input type="checkbox"/> Multiple Accounts Arms-Length (3)   |  | <input type="checkbox"/> Not an Arms-Length Sale (Y) |  |
| 4 Consideration and Tax Calculations                                                                                                                                                                                |  | Consideration Amount                                                                                                                           |  |                                                                             |  | Finance Office Use Only                                      |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Purchase Price/Consideration \$                                                                                                                |  |                                                                             |  | Transfer Tax Consideration \$                                |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Any New Mortgage \$                                                                                                                            |  |                                                                             |  | X ( ) % = \$                                                 |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Balance of Existing Mortgage \$                                                                                                                |  |                                                                             |  | Less Exemption Amount \$                                     |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Other: \$                                                                                                                                      |  |                                                                             |  | Total Transfer Tax \$                                        |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Other: \$                                                                                                                                      |  |                                                                             |  | Recordation Tax Consideration \$                             |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Full Cash Value: \$                                                                                                                            |  |                                                                             |  | X ( ) per \$500 = \$                                         |  |                                                      |  |
|                                                                                                                                                                                                                     |  | TOTAL DUE \$                                                                                                                                   |  |                                                                             |  |                                                              |  |                                                      |  |
| 5 Fees                                                                                                                                                                                                              |  | Amount of Fees                                                                                                                                 |  |                                                                             |  | Doc. 1                                                       |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Recording Charge \$                                                                                                                            |  |                                                                             |  | Doc. 2                                                       |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Surrender \$                                                                                                                                   |  |                                                                             |  | Agent: KS                                                    |  |                                                      |  |
|                                                                                                                                                                                                                     |  | State Recordation Tax \$                                                                                                                       |  |                                                                             |  | Tax Bill: FY Pd                                              |  |                                                      |  |
|                                                                                                                                                                                                                     |  | State Transfer Tax \$                                                                                                                          |  |                                                                             |  | C.B. Credit:                                                 |  |                                                      |  |
|                                                                                                                                                                                                                     |  | County Transfer Tax \$                                                                                                                         |  |                                                                             |  | Ag. Tax/Other:                                               |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Other \$                                                                                                                                       |  |                                                                             |  |                                                              |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Other \$                                                                                                                                       |  |                                                                             |  |                                                              |  |                                                      |  |
| 6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i). |  | District                                                                                                                                       |  | Property Tax ID No. (1)                                                     |  | Grantor/Liber/Folio                                          |  | Map                                                  |  |
|                                                                                                                                                                                                                     |  | 03                                                                                                                                             |  | 03-04-020956                                                                |  | 27235/645                                                    |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Subdivision Name                                                                                                                               |  | Lot (2a)                                                                    |  | Block (3b)                                                   |  | Sec/VAR (3c)                                         |  |
|                                                                                                                                                                                                                     |  |                                                                                                                                                |  |                                                                             |  |                                                              |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Position/Address of Property Being Conveyed (1)                                                                                                |  | 2026 GREENSPRING VALLEY DR                                                  |  | Parcel No.                                                   |  | Yar. LOG                                             |  |
|                                                                                                                                                                                                                     |  | Other Property Identifiers (If applicable)                                                                                                     |  |                                                                             |  | Flat Ref.                                                    |  | SqFt/Acreage (4)                                     |  |
|                                                                                                                                                                                                                     |  | Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/>                                                               |  | Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> |  | Amount                                                       |  | Water Meter Account No.                              |  |
|                                                                                                                                                                                                                     |  | Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                   |  | Description/Amt. of SqFt/Acreage Transferred:                               |  |                                                              |  |                                                      |  |
|                                                                                                                                                                                                                     |  | If Partial Conveyance, List Improvements Conveyed:                                                                                             |  |                                                                             |  |                                                              |  |                                                      |  |
| 7 Transferred From                                                                                                                                                                                                  |  | Doc. 1 - Grantor(s) Name(s)                                                                                                                    |  |                                                                             |  | Doc. 2 - Grantor(s) Name(s)                                  |  |                                                      |  |
|                                                                                                                                                                                                                     |  | ROBIN DAVIS MILLER P/R                                                                                                                         |  |                                                                             |  | STEPHEN MICHAEL MILLER                                       |  |                                                      |  |
| 8 Transferred To                                                                                                                                                                                                    |  | Doc. 1 - Grantee(s) Name(s)                                                                                                                    |  |                                                                             |  | Doc. 2 - Grantee(s) Name(s)                                  |  |                                                      |  |
|                                                                                                                                                                                                                     |  | ROBIN DAVIS MILLER & HARRY E ROSENTHAL TRS                                                                                                     |  |                                                                             |  | RESIDUARY TRUST OF ROBIN DAVIS MILLER                        |  |                                                      |  |
|                                                                                                                                                                                                                     |  | New Owner's (Grantee) Mailing Address                                                                                                          |  |                                                                             |  | 2026 GREENSPRING VALLEY RD STEVENSON MD 21153                |  |                                                      |  |
| 9 Other Names to Be Indexed                                                                                                                                                                                         |  | Doc. 1 - Additional Names to be Indexed (Optional)                                                                                             |  |                                                                             |  | Doc. 2 - Additional Names to be Indexed (Optional)           |  |                                                      |  |
|                                                                                                                                                                                                                     |  |                                                                                                                                                |  |                                                                             |  |                                                              |  |                                                      |  |
| 10 Contact/Mail Information                                                                                                                                                                                         |  | Instrument Submitted By or Contact Person                                                                                                      |  |                                                                             |  | <input checked="" type="checkbox"/> Return to Contact Person |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Name: MATT POTH                                                                                                                                |  |                                                                             |  | <input type="checkbox"/> Hold for Pickup                     |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Firm: HARBOR CITY RESEARCH, INC.                                                                                                               |  |                                                                             |  | <input type="checkbox"/> Return Address Provided             |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Address: P.O. BOX 3280 CATONSVILLE, MARYLAND 21228                                                                                             |  |                                                                             |  |                                                              |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Phone: ( )                                                                                                                                     |  |                                                                             |  |                                                              |  |                                                      |  |
| 11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER                                                                                                                                   |  | Assessment Information                                                                                                                         |  |                                                                             |  | Assessment Use Only - Do Not Write Below This Line           |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Will the property being conveyed be the grantee's principal residence?     |  |                                                                             |  | Trans. Process Verification                                  |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Yes <input type="checkbox"/> No <input type="checkbox"/> Does transfer include personal property? If yes, identify:                            |  |                                                                             |  | Deed Reference: TAX NOT REQUIRED                             |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Yes <input type="checkbox"/> No <input type="checkbox"/> Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). |  |                                                                             |  | Assigned Property No.:                                       |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Terminal Verification                                                                                                                          |  |                                                                             |  | Whole Part                                                   |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Transfer Number                                                                                                                                |  |                                                                             |  | Date Received:                                               |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Year 20                                                                                                                                        |  |                                                                             |  | Geo. M. Director of Budget and Finance Block                 |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Land                                                                                                                                           |  |                                                                             |  | Zoning                                                       |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Buildings                                                                                                                                      |  |                                                                             |  | Use                                                          |  |                                                      |  |
|                                                                                                                                                                                                                     |  | Total                                                                                                                                          |  |                                                                             |  | Town Cd. BALTIMORE COUNTY, MARYLAND                          |  |                                                      |  |
|                                                                                                                                                                                                                     |  | REMARKS:                                                                                                                                       |  |                                                                             |  | ART 11 TITLE 3                                               |  |                                                      |  |
|                                                                                                                                                                                                                     |  |                                                                                                                                                |  |                                                                             |  | SUBTITLE 2, 11-3-202                                         |  |                                                      |  |
|                                                                                                                                                                                                                     |  |                                                                                                                                                |  |                                                                             |  | RECORDATION TAX                                              |  |                                                      |  |
|                                                                                                                                                                                                                     |  |                                                                                                                                                |  |                                                                             |  | Per: 219123                                                  |  |                                                      |  |
|                                                                                                                                                                                                                     |  |                                                                                                                                                |  |                                                                             |  | Date: 2/14/23                                                |  |                                                      |  |

Space Reserved for County Validation