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Maryland REALTORS®

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 10/19/2026 ■ ADDENDUM to Contract of Sale dated _____

between Buyer _____

and Seller Clive M. Williams

for Property known as 227 Greenspring Valley Road, Owings Mills, MD 21117.

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

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

ADDITIONAL INCLUSIONS (SPECIFY): ice machine in kitchen, ice machine in sun room as-is, A/V equipment as-is, See attached narrative for additional inclusions

ADDITIONAL EXCLUSIONS (SPECIFY): freezer in basement, 6 wine fridges in wine room, all wall mount televisions/furniture negotiable. See attached narrative for additional exclusions.

2. LEASED ITEM(S) INCLUDED:

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

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

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

Water Supply	[ ] Public	[X] Well			
Sewage Disposal	[ ] Public	[X] Septic	[ ] Other _____		
Heating	[ ] Gas	[ ] Electric	[X] Oil	[X] Heat Pump	[ ] Other _____
Hot Water	[ ] Gas	[ ] Electric	[X] Oil		[ ] Other _____
Air Conditioning	[ ] Gas	[X] Electric			[ ] Other _____

Utility Service Providers: _____

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

Buyer Signature	**Date**	**Seller Signature** (Signed by: CLIVE WILLIAMS)	10/19/2026 **Date**
Buyer Signature	**Date**	**Seller Signature**	**Date**

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GENERAL ADDENDUM TO CONTRACT OF SALE

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

Buyer(s): _____

Seller(s): Clive M. Williams

Property: 227 Greenspring Valley Road, Owings Mills, MD 21117

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 CP /_____ IS NOT, part of a recorded subdivision with restrictive covenants.

AND

The property _____/_____ IS, or CP /_____ 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

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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: 04A88FA5D1DC4E5... Date 10/19/2026

Seller_____ Date_____

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REVISED 03/2025

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BALTIMORE COUNTY NOTICES AND DISCLOSURES ADDENDUM

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

BUYER: _____

SELLER: Clive M. Williams

PROPERTY: 227 Greenspring Valley Road, Owings Mills, MD 21117

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/

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/

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/

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 Sustanability at 410-887-2762.

https://www.baltimorecountymd.gov/departments/environment/groundwatermgt/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

Property is in 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 PROVDIES CERTAIN REMEDIES FOR PROPERTY IMPACTED BY DEWATERING.

BUYER	**DATE**
BUYER Signed by: 04A88FA5D1DC4E5...	**DATE** 10/19/2026
SELLER	**DATE**
SELLER	**DATE**

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DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Property Address: 227 Greenspring Valley Road, Owings Mills, MD 21117

SELLER/LANDLORD REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT **(SELLER/LANDLORD TO INITIAL APPLICABLE LINE)**: [initial] / _____ housing was constructed prior to 1978 **OR** _____ / _____ date of construction is uncertain.

FEDERAL LEAD WARNING STATEMENT: A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-based paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A **tenant** must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a **buyer** conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

Seller's/Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) _____ / _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

(ii) [initial] / _____ Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) _____ / _____ Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

(ii) [initial] / _____ Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Tenant's Acknowledgment (initial)

(c) _____ / _____ Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.

(d) _____ / _____ Buyer/Tenant has received the pamphlet Protect Your Family from Lead In Your Home.

(e) Buyer has (initial (i) or (ii) below):

(i) _____ / _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ / _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) [initial] Agent has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by: [signature]	10/19/2026		
Seller/Landlord	**Date**	**Buyer/Tenant**	**Date**
Seller/Landlord	**Date**	**Buyer/Tenant**	**Date**
Signed by: Jonathan Schmitt, Broker	10/19/2026		
Seller's/Landlord's Agent	**Date**	**Buyer's/Tenant's Agent**	**Date**

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Maryland REALTORS®

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 Clive M. Williams for Property known as 227 Greenspring Valley Road, Owings Mills, MD 21117.

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.

Buyer's Signature	Date	Signed by: [signature] Seller's Signature	10/19/2026 Date
Buyer's Signature	Date	Seller's Signature	Date
Agent's Signature	Date	Signed by: Jonathan Schmitt, Broker Agent's Signature	10/19/2026 Date

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MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: _____

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 Seller(s) based upon the actual knowledge of Seller(s) as of the date of their signature(s) on this form; it is not the representation of the real estate broker or salesperson, if any. You may wish to obtain professional advice about, or an inspection of, the property. Disclosure by the Seller(s) 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 Seller(s) as to; the condition of the property of which the Seller(s) has no actual knowledge, or other conditions of which the Seller(s) has no actual knowledge.

Please indicate your actual knowledge with respect to the following:

1. How long have you owned the property? _____
2. Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply ◯Public ◯Well ◯Other _____
Sewage Disposal ◯Public ◯Septic System: What type of Septic System? ◯Holding Tank ◯Other Describe: _____
Garbage Disposal ◯Yes ◯No
Dishwasher ◯Yes ◯No
Heating ◯Oil ◯Natural Gas ◯Electric ◯Heat Pump Age _____ ◯Other Describe: _____

Air Conditioning ○Central Air ○Window Units ○Wall Mounted A/C ○Other Describe: _____

Hot Water ○Oil ○Natural Gas ○Electric □ Capacity ____ Age ___ ○Other _____

3. Foundation: Any settlement or other problems? ○Yes ○No ○Unknown
   Comments: _____
4. Basement: Does your house have a basement or crawl space? ○Yes ○No
   If yes, select one: ○Basement ○Crawl Space
   a. Is there any water damage, leaks, or evidence of moisture? ○Yes ○No ○Unknown
   b. Does the basement or crawl space have a sump pump? ○Yes ○No
   If yes, is it operational? ○Yes ○No ○Unknown
   Comments: _____
5. 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: _____
6. Other Structural Systems, including walls and floors:
   Comments: _____
   Any defects (structural or otherwise)? ○Yes ○No ○Unknown
   Comments: _____
7. Plumbing system: Is the system in operating condition including the absence of leaks? ○Yes ○No ○Unknown
   Comments: _____
8. Heating Systems: Is heat supplied to all finished rooms? ○Yes ○No ○Unknown
   Comments: _____
   Is the system in operating condition? ○Yes ○No ○Unknown
   Comments: _____
9. Air Conditioning System: Is there an air conditioning system? ○Yes ○No
   If yes, select one: ○Central Air ○Window Units ○Wall Mounted A/C ○Other Describe: _____
   Comments: _____
   a. Is cooling supplied to all finished rooms? ○Yes ○No ○Unknown ○Does Not Apply
   Comments: _____
   b. Is the system in operating condition? ○Yes ○No ○Unknown ○Does Not Apply
   Comments: _____
10. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets, or wiring? ○Yes ○No ○Unknown
    Comments: _____
11. Does the property have a sprinkler system? ○Yes ○No
12. Do the smoke alarms comply with all requirements for smoke alarms as set forth in Title 9 of the Public Safety article, including with respect to their number, location, arrangement, type, power source, and any other requirement? (See sections 9-101-109 of the Public Safety article.) ○Yes ○No ○Unknown
    Comments: _____
    a. Will all smoke alarms provide an alarm in the event of a power outage? ○Yes ○No ○Unknown
    b. Are any of the smoke alarms over 10 years old? ○Yes ○No ○Unknown
    c. Are all battery-operated smoke alarms sealed, tamper resistant units incorporating a silence/hush button and using long-life batteries. ○Yes ○No ○Unknown ○N/A (no battery operated units)
13. Sewer/Septic Systems: What type of sewer/septic system? Select one: ⊙Public ○Septic
    a. If septic, what type: ○Holding Tank ○Other Describe: _____
    b. Is the septic system functioning properly? ○Yes ○No ○Unknown ○Does Not Apply
    If not sure, contact your local health department.
    c. When was the system last pumped? Date _____ □Unknown
    Comments: _____
14. Water Supply: Any problem with water supply? ○Yes ○No ○Unknown
    Comments: _____
    a. Home water treatment system: ○Yes ○No ○Unknown
    Comments: _____
    b. Fire sprinkler system: ○Yes ○No ○Unknown ○Does Not Apply
    Comments: _____
    c. Are the systems in operating condition? ○Yes ○No ○Unknown
    Comments: _____
15. Insulation:
    In exterior walls? ○Yes ○No ○Unknown
    In ceiling/attic? ○Yes ○No ○Unknown
    In any other areas? ○Yes ○No Where? _____
    Comments: _____

16. 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: _____
17. 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: _____
18. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, oil tank, propane tank, underground storage tanks, or other contamination) on the property? ◯Yes ◯No ◯Unknown
    If yes, specify below.
    Comments: _____
    a. If you or a contractor have made improvements to the property, were the required permits issued by the county or local permitting office, and did the improvements pass all required inspections? ◯Yes ◯No ◯Does Not Apply ◯Unknown
       Comments: _____
19. If the property relies on fossil fuel combustion for heat, ventilation, hot water, clothes dryer operation, or other purposes, is a carbon monoxide alarm installed in the property? ◯Yes ◯No ◯Unknown
    Comments: _____
20. 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: _____
21. 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: _____
    a. If answered Yes, are there currently any open violations? Comments: _____
22. Is the property subject to any restriction imposed by a Homeowners Association or any other type of community association? ◯Yes ◯No ◯Unknown If yes, specify below.
    Comments: _____
23. Is the property subject to any restrictions imposed by a covenant? ◯Yes ◯No ◯Unknown If yes, specify below.
    Comments: _____
24. Has the property ever had flooding or a fire? ◯Yes ◯No ◯Unknown
    Comments: _____
25. 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 _____

NOTICE TO PURCHASER: THIS DISCLOSURE STATEMENT IS NOT A SUBSTITUTE FOR A HOME INSPECTION.

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.

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.

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.

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

Signed by:

Seller 04A88FA5D1DC4E5... Date 10/19/2026

Seller _____ Date _____

NOTICE TO PURCHASER: THIS DISCLAIMER STATEMENT IS NOT A SUBSTITUTE FOR A HOME INSPECTION.

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 _____

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Maryland REALTORS®

MARYLAND NON-RESIDENT SELLER TRANSFER WITHHOLDING TAX ADDENDUM

ADDENDUM dated _____ to Contract of Sale

between Buyer _____

and Seller Clive M. Williams

for Property known as 227 Greenspring Valley Road, Owings Mills, MD 21117 .

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: [signature] 10/19/2026

Seller's Signature **Date**

Seller's Signature **Date**

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ELECTRIC POWERLINE NOTICE
MARYLAND PIEDMONT RELIABILITY PROJECT DISCLOSURE

FOR USE IN BALTIMORE, CARROLL, AND FREDERICK COUNTIES

PROPERTY ADDRESS: 227 Greenspring Valley Road, Owings Mills, MD 21117

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.

		Signed by:	10/19/2026
Buyer's Signature	Date	Seller's Signature	Date
Buyer's Signature	Date	Seller's Signature	Date

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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Jonathan Schmitt Phone: (410) 329-9898 Fax:

2026 KRPB Listing

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

Initial

Maryland REALTORS®

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 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

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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**

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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 act as a Dual Agent for me as the
(Firm Name)

CP ___ **Seller** in the sale of the property at: 227 Greenspring Valley Road, Owings Mills, MD 21117

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

Signed by: [signature] 10/19/2026

Signature Date Signature Date

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

227 Greenspring Valley Road, Owings Mills, MD 21117
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

Docusign Envelope ID: D120762A-2C3F-83B5-82D5-E43916E77C84

MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE

Property Address: 227 Greenspring Valley Road, Owings Mills, MD 21117

MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE: Under the Maryland Lead Poisoning Prevention Program (the "Maryland Program"), any leased residential dwelling constructed prior to 1978 is required to be registered with the Maryland Department of the Environment (MDE). Detailed information regarding compliance requirements may be obtained at: http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx.

1. Seller hereby discloses that the Property was constructed prior to 1978;

AND

The Property _____ / _____ **is** or _____ / _____ **is not** registered in the Maryland Program (***Seller to initial applicable line***).

2. If the Property was constructed prior to 1978 and Buyer intends to lease the Property effective immediately following settlement or in the future, Buyer is required to register the Property with the Maryland Department of the Environment within thirty (30) days following the date of settlement or within thirty (30) days following the conversion of the Property to rental property as required by the Maryland Program. Buyer is responsible for full compliance under the Maryland Program, including but not limited to, registration; inspections; lead-paint risk reduction and abatement procedures; payment of all fees, costs and expenses; and the notice requirements to tenants.

3. If the Property is registered under the Maryland Program as indicated above, Seller further discloses to Buyer that an event as defined under the Maryland Program (including, but not limited to, notice of the existence of lead-based paint hazards or notice of elevated blood lead levels from a tenant or state, local or municipal health agency) (***Seller to initial applicable line***) _____ / _____ has; or _____ / _____ has **not** occurred, which obligates Seller to perform either the modified or full risk reduction treatment of the Property as required under the Maryland Program. If an event has occurred that obligates Seller to perform either the modified or full risk reduction treatment of the Property, Seller hereby discloses the scope of such treatment as follows:

_____

_____

If such event has occurred, Seller (***Seller to initial applicable line***) _____ / _____ will; OR _____ / _____ will **not** perform the required treatment prior to transfer of title of the Property to Buyer.

ACKNOWLEDGEMENT: Buyer acknowledges by Buyer's initials that Buyer has read and understands the above Paragraphs. _____ / _____ **(BUYER)**

CERTIFICATION OF ACCURACY: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by: [signature]	10/19/2026		
Seller	**Date**	**Buyer**	**Date**
Seller	**Date**	**Buyer**	**Date**
Seller's Agent	**Date**	**Buyer's Agent**	**Date**

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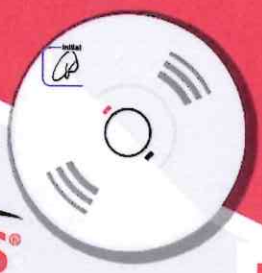
SMOKE ALARM LAWS

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	BUILT BETWEEN 7/1/75 - 1/1/89	BUILT BETWEEN 1/1/89 - 7/1/90	BUILT BETWEEN 7/1/90 - 7/1/13	BUILT AFTER 7/1/13
B OR AC	AC	AC—AC	AC—AC WITH BB	AC—AC WITH BB OR 2nd
Located: Each hallway outside bedroom(s)	Located: Each hallway outside bedroom(s)	Located: Each hallway outside bedroom(s)	Located: Each hallway outside bedroom(s)	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)

Docusign Envelope ID: D120762A-2C3F-83B5-82D5-E43916E77C84

Initial

Foyer/Entrance Way (19' x 12')
- Paneled mahogany door
- Hardwood flooring
- Open pine staircase w/hardwood handrails
- Guest powder room w/marble topped bow-front vanity
- Window w/custom valance
- Crown molding
- Cased portal entry to Living Room
- Double pocket doors to Dining Room
- Recessed Lighting

Dining Room (22' x 15')
- Hardwood flooring
- Built-in arched shell-top corner cabinets
- Built-in wall speakers
- Crown molding and chair rail
- Ceiling medallion
- Recessed lighting
- Swing door to Kitchen
- Cased portal with columns to Sun Room

Sun Room (34' x 18')
- Sunken, step-down from Dining Room and Living Room
- Limestone flooring
- Gas fireplace with stone mantel
- Five sets of French doors to Patio
- Six large skylights
- Recessed lighting
- Built-in ceiling speakers
- Wet Bar (being conveyed in as/is condition)

Living Room (26' x 17')
- Hardwood flooring
- Wood burning fireplace w/marble surround and hearth
- Crown molding and chair rail
- Recessed lighting and crystal wall sconces and shades
- Cased portals in paneled recesses to Solarium
- Pocket doors to Library/Den

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Library/Den (25' x 17)
- Sunken, step-down from Living Room
- Carpeting
- Gas fireplace with Georgian mantle, marble surround and hearth
- Custom built-in cabinetry/bookcases
- Beamed ceiling w/crown molding
- Recessed lighting and large bronze hanging lantern
- Double doors w/transoms to Primary Suite

Family Room (25' x 20')
- Historic log cabin, original structure
- Plank entry door with strap-work hinges
- Vintage pine flooring
- Log walls
- Vaulted beamed ceiling
- Oversized stone fireplace and terra cotta hearth
- Stairs to 2nd level balcony
- Picture windows featuring historic etched names/initials
- Plank exit Dutch door with strap-work hinges
- Plank door to woodshed
- Large round 2-tier chandelier
- Halogen track lighting
- Ceiling fan

Kitchen (16' x 15')
- Hardwood flooring
- Marble countertop
- Custom solid wood cabinetry
- Herringbone tiled wall/backsplash
- KitchenAid stainless refrigerator with water and ice dispenser
- Viking professional 6-burner gas range w/two ovens, griddle and range hood
- Sharp island stainless built in microwave drawer
- Miele stainless dishwasher
- Ice-maker
- Ceramic farmhouse sink w/garbage disposal
- Island w/marble counters, breakfast bar, under-mounted prep sink
- Shelved spice racks drawer by range
- Recessed lighting
- Under cabinet lighting
- Two island black pendant light fixtures

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Breakfast Room/Eat-In-Kitchen (18' x 15')

- Hardwood flooring
- Table space
- Gas fireplace w/slate surround
- Custom built-in bookcases, pantry/storage and base cabinets
- Crown molding
- Media closet
- Black metal chandelier
- Recessed lighting
- Access to powder room

Primary Bedroom Suite (24' x 18)

- Hardwood flooring
- Gas fireplace w/marble surround and hearth
- Double french doors to Patio
- Glazed doors to Patio
- Arched panel above bed
- Crown molding
- Recessed lighting
- Built-in ceiling speakers
- Ceiling medallion and fan
- Laundry area w/white cabinetry, folding counter w/primary washer/dryer
- Outdoor private shower balcony

Primary Bath

- Two vanities w/marble countertops
- Marble flooring w/mosaic border/accent tiles
- Crystal wall sconces
- Pocket door to water closet
- Oversized marble steam shower w/rain-shower/body sprays/glass-doors
- Jetted soaking tub w/hand-held shower in marble surround
- Crown molding
- Recessed lighting
- Built-in ceiling speakers
- Bronze 8-light chandelier
- Cased portal to Dressing Room

Docusign Envelope ID: D120762A-2C3F-83B5-82D5-E43916E77C84

Dressing Area/Closets (27' x 16')
- Hardwood flooring
- Custom wardrobe/built-ins and closets
- Center island w/marble top and built-in bench seating
- Custom walk-in-closet
- Built-in dresser w/marble top
- Wall sconce lighting
- Recessed lighting
- Crown molding
- Ceiling medallion
- Built-in ceiling speakers

Bedroom 2/Second Primary Suite (18' x 17')
- Private hall entry to bedroom and sitting/dressing room
- Hardwood flooring
- Wood burning fireplace w/brick surround and hearth
- Crown molding
- Recessed lighting
- Brass triple wall sconce lighting
- Double closet w/mirrored doors

Bedroom 3/Sitting Room (14' x 9')
- Hardwood Flooring
- Custom built-in wardrobe cabinetry
- Crown molding
- Recessed lighting

Bedroom 2/3 En-Suite Bath
- Stone finish ceramic tile flooring
- Stone finish ceramic tile shower stall/glass doors
- Two vanities w/dressing table
- Jacuzzi jetted soaking tub
- Crown molding
- Recessed lighting

Bedroom 4 (18' x 11')
- Pine flooring
- Custom built-in bookcases
- Closet
- Recessed lighting

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Bedroom 4 En-Suite Bath
- Slate flooring
- Vanity w/marble top
- Built-in linen shelving
- Recessed lighting

Bedroom 5 (18' x 11')
- Private hall entry
- Carpet flooring
- Dressing area w/custom built-in wardrobe cabinetry
- Custom built-in bookcase/base cabinetry
- Crown molding
- Recessed lighting
- Access to overlook Family Room

Bedroom 5 En-Suite Bath
- Slate heated flooring
- Slate shower stall
- Vanity with glass vessel sink
- Recessed lighting

Laundry Room (10' x 9')
- Ceramic tile flooring
- Open shelving with clothes pole
- Maytag washer/dryer
- Recessed lighting

Third Floor Recreation Room (35' x 17')
- Hardwood flooring
- Built-in bench seating area
- Recessed lighting
- Attic access

Bedroom 6 (17' x 14')
- Hardwood flooring
- Built-in bench
- Recessed lighting

Bedroom 6 En-Suite Bath
- Hardwood flooring
- Vanity w/sconce lighting
- Subway tile shower stall w/glass door
- Recessed lighting
- Dressing area

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Lower Level Wine Room (22' x 20')
- Hardwood flooring
- Built-in wine racks w/decanting counter
- Wine fridges (excluded)
- Recessed lighting

Lower Level Gym (17' x 11')
- Low impact rubber flooring
- Wall mirrors
- Wall sconce lighting

Lower Level Garage
- Finished 2-car
- Automatic double door opener
- Wall cabinetry with laminate countertop
- Beacon Morris heater

Lower Level Utility Room
- Unfinished
- Weil McLain oil-fired 8 zone boiler
- Two HVAC units w/AprilAire air cleaners
- Bradford White hot water supply
- Bock oil-fired water heater
- Two fuel-oil storage tanks
- Electric service panels
- Well water tanks-2023
- Water conditioning equipment-2023
- Radon remediation system-2025
- Water supply tanks
- Sump Pump
- Utility sink

Docusign Envelope ID: D120762A-2C3F-83B5-82D5-E43916E77C84

House Exterior

- Wood siding w/historic original log structure (Family Room)
- Slate main roof w/supplementary asphalt shingle and rubber membrane roofing
- Bluestone main entrance walkway
- Covered portico at main entry
- Two-tier bluestone patio (50' x 36') w/millstone inlays
- Crepe myrtle planters
- Bluestone steps to lower tier
- Stone cooking center at patio w/Lynx stainless built-in gas grill
- Bluestone patio (23' x 10') off Primary Suite w/steps to bluestone hot tub terrace
- Stone garden steps to pool area
- Heated in-ground pool (50' x 24') with bluestone patio between pool and pool house
- Stone garden walls
- Flagstone walkway and steps
- Landscape lighting
- Hidden pool equipment area/propane pool heater
- Fully landscaped 4.74 acres

Pool House (17' x 15')

- Rebuilt in 2021 on original footprint
- Grooved wood panel exterior
- Asphalt shingle roofing
- Vaulted ceiling
- Wood paneled walls
- Painted plank flooring
- Sliding glass doors with in-glass blinds to deck
- French doors with in-glass blinds to pool patio
- Cabinetry w/granite countertop
- Frigidaire refrigerator
- Recessed lighting
- Ceiling fan
- Private changing room
- Deck w/built-in bench seating

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Guest House Living Room (28' x 18')
- Vaulted ceiling
- Hardwood flooring
- Gas fireplace w/traditional mantel
- French doors to deck
- Recessed lighting
- Double ceiling fans

Guest House Dining Room (14' x 12')
- Hardwood flooring
- Recessed lighting
- Five-light chandelier

Guest House Kitchen (19' x 13')
- Wide plank laminate flooring
- Laminate wall and base cabinetry w/laminate countertops
- Liebherr stainless built-in refrigerator
- Samsung electric range
- Frigidaire built-in microwave
- KitchenAid dishwasher
- Stainless double sink w/garbage disposal
- Breakfast area (12' x 10')
- Recessed lighting

Guest House Bedroom 1 (18' x 11')
- Hardwood flooring
- Recessed lighting
- Built-in base cabinet
- Walk-in closet

Guest House Bedroom 2 (11' x 10')
- Hardwood flooring
- Double closet
- Recessed lighting
- Pull down attic access

Guest House Bathroom
- Dual access from both bedrooms
- Ceramic tile flooring
- Vanity with under-mount sink
- Ceramic tile shower stall w/sliding glass doors
- Recessed lighting

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Guest House Lower Level Recreation Room (27' x 17')

- Spiral staircase from Living Room
- Carpeting
- Beaded board paneled walls
- Sliding glass door to yard
- Recessed Lighting
- Utility closet with HVAC/Radon Mitigation
- Laundry closet w/washer and dryer

******All information contained herein deemed reliable but not guaranteed by Broker******

APPLICATION NO. H-72628 (2)

THIS DEED AND AGREEMENT Made this 26th day of April, 1971, by and between WILLIAM B. ALEXANDER and CATHERINE W. ALEXANDER, his wife, parties of the first part, Grantors; and ROBERT W. BLACK, JR. and SALLY S. BLACK, his wife, parties of the second part, Grantees; and WILLIAM L. BALFOUR and DALE E. BALFOUR, his wife, parties of the third part, Grantees.

WITNESSETH: That in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, convey, and assign unto the said parties of the second part, Grantees, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the Third Election District of Baltimore County, State of Maryland, according to a survey prepared by Joseph D. Thompson, Professional Engineer and Land Surveyor dated January 28, 1971, and described as follows, that is to say:-

BEGINNING for the same at a railroad spike heretofore planted at the end of the seventh or North 33 degree 08 minutes 00 seconds West 56.02 foot line of that tract of land which by Deed dated October 30, 1970 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5139, folio 509, etc., was conveyed by William B. Alexander and wife to Robert W. Black, Jr. and wife, said spike being in the center of road, 14 feet wide there situate, and leading to the Green Spring Valley Road, said spike being also in seventh or North 33 degrees 08 minutes West 77 foot 5 inch line of that tract of land which by Deed dated October 2, 1944, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1361, folio 259, etc., was conveyed by Louise H. Shaw to Catherine W. Alexander and running thence from said beginning and binding on a part of said lastly described seventh line and on the eighth and part of the ninth lines of said lastly described Deed and on the center of said 14 foot road, with the use thereof in common with others entitled thereto the three following courses and distances: North 33 degrees 08 minutes West 21.40 feet, North 16 degrees 48 minutes West 179.71 feet and North 8 degrees 54 minutes West 67.40 feet to the end of the first or South 8 degrees 54 minutes East 171.52 foot line of that tract of land to be conveyed by William L. Balfour and wife to William B. Alexander and wife and intended to be recorded prior hereto, thence binding on the second, third, fourth and fifth lines of said lastly described Deed and on the center of a road 14 feet wide as now constructed, with the use thereof in common with others entitled thereto, the four following courses and distances, Northwesterly by a line curving to the West with a radius of 80.00 feet for a distance of 92.85 feet (the chord of said arc being North 42 degrees 09 minutes West 87.73 feet), North 75 degrees 24 minutes West 171.55 feet, Northwesterly by a line curving to the North with a radius of 45.00 feet for a distance of 53.41 feet (the chord of said arc being North 41 degrees 24 minutes West 50.33 feet), and North 7 degrees 24 minutes West 37.31 feetto the end of said fifth line of the lastly described Deed to a point on the South side of Green Spring Valley Road, thence leaving the center of said 14 foot Road and binding on a part of the sixth line of the lastly described Deed on the South side of said Green Spring Valley Road South 86 degrees 43 minutes East 10.18 feet, thence leaving said line and said Road and running for line of division parallel to and distant 10 feet measured at right angles or radially from the seventh, sixth, fifth, fourth, third, second, and first line of this description the seven following courses and distances: South 7 degrees 24 minutes East 35.42 feet, Southeasterly by a line curving to the East with a radius of 35.00 feet for a distance of 41.54 feet (the chord of said arc being

RECORDATION TAX ACT OF 1967 $19.50

RECORDATION TAX ACT OF 1967 55 EXEMPT

AUG 3 1 3 APR 29 7.50 MSC

TAX $ 2.50 REC. # _____ APR 29 1971 CLERK
STATE PROPERTY TRANSFER

South 41 degrees 24 minutes East 39.14 feet), South 75 degrees 24 minutes East 171.55 feet Southeasterly by a line curving to the South with a radius of 90.00 feet for a distance of 104.46 feet (the chord of said arc being South 42 degrees 09 minutes East 98.69 feet), South 8 degrees 54 minutes East 66.71 feet, South 16 degrees 48 minutes East 177.59 feet, and South 33 degrees 08 minutes East 33.35 feet to intersect the eighth or South 69 degrees 55 minutes East 128.22 foot line of the firstly described Deed, thence binding on a part of said line reversely, North 69 degrees 55 minutes West 16.70 feet to the place of beginning.

CONTAINING 0.1440 acres of land, more or less.

THE ABOVE described parcel of land 10 feet in width lies along the Northerly and Easterly line of an existing 14 foot road.

BEING PART of that tract of land which by Deed dated October 2, 1944 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1361, folio 259, etc., was conveyed by Louise H. Shaw to Catherine W. Alexander.

ALSO PART of that tract of land to be conveyed by William L. Balfour and wife to William B. Alexander and wife and intended to be recorded prior hereto.

William B. Alexander and Catherine W. Alexander, his wife, parties of the first part, and Robert W. Black, Jr. and Sally S. Black, his wife, parties of the second part, for themselves, their respective heirs, personal representatives and assigns, further agree that the 10 foot strip hereinabove described together with the existing 14 foot road hereinabove mentioned shall be used by them in common with others entitled thereto.

William B. Alexander and Catherine W. Alexander, his wife, parties of the first part, and Robert W. Black, Jr. and Sally S. Black, his wife, parties of the second part, for themselves, their respective heirs, personal representatives and assigns, for and in the consideration of the sum of $5.00 and other valuable considerations, the receipt whereof is hereby acknowledged, do further grant unto William L. Balfour and Dale E. Balfour, his wife, parties of the third part, his or her heirs, personal representatives and assigns, the right to use in common with them the said 10 foot strip hereinabove described together with the 14 foot road.

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said parties of the second part, Grantees, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple.

AND the said Grantors covenant to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

WITNESS:

Joan Pippin

William B. Alexander (SEAL)
WILLIAM B. ALEXANDER

Joan Pippin

Catherine W. Alexander (SEAL)
CATHERINE W. ALEXANDER

STATE OF MARYLAND, County of Baltimore TO WIT:

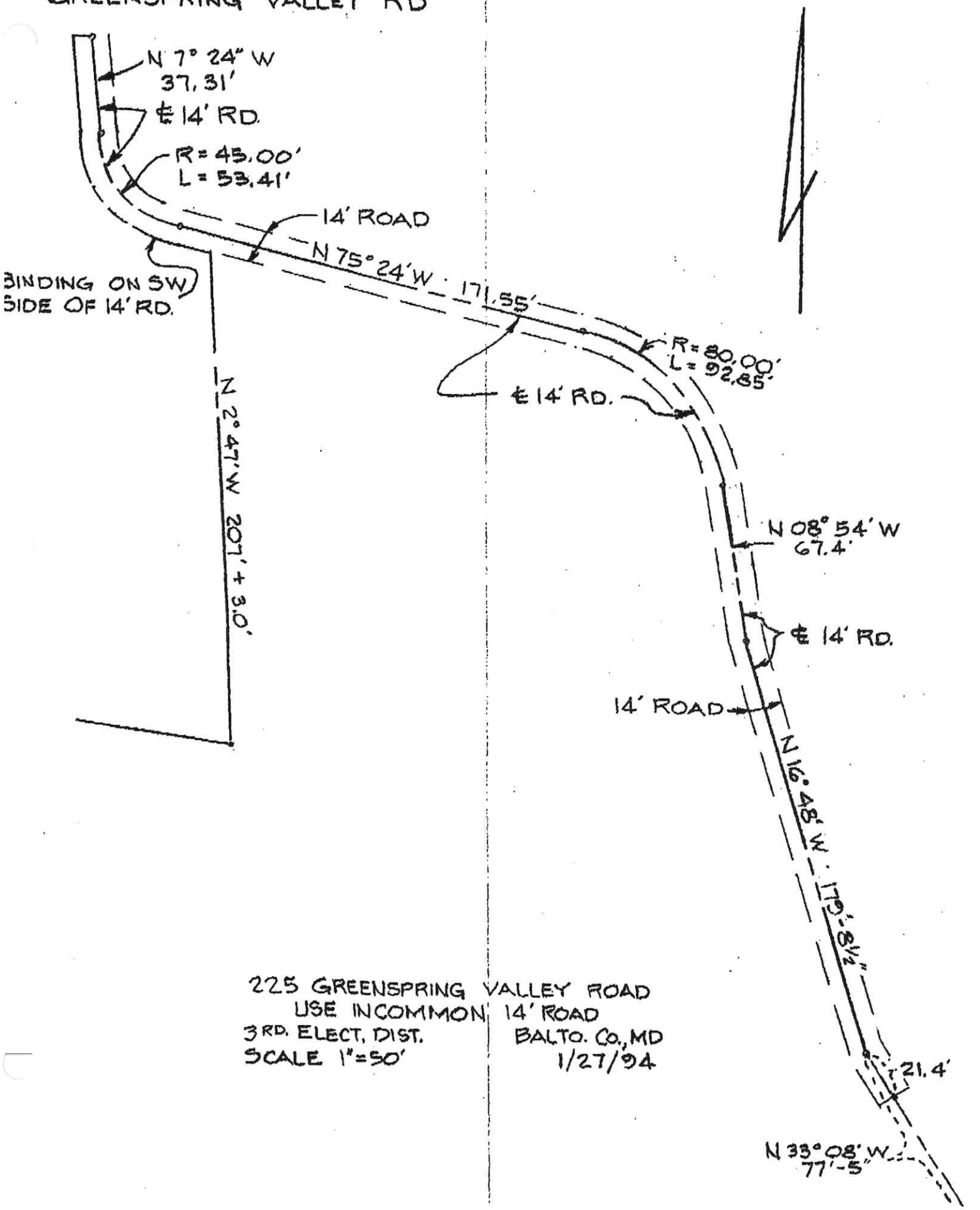
I HEREBY CERTIFY, that on this 26th day of April, 1971, before me, a Notary Public of the State aforesaid, personally appeared WILLIAM B. ALEXANDER and CATHERINE W. ALEXANDER, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

Daisy Swim Hoffman
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/1/74

Rec'd for record APR 29 1971 at 11 35 A.
Per Orville T. Cornell, Clerk
Mail to THE TITLE GUARANTEE COMPANY
Receipt No. 353673 $ 13.50



225 GREENSPRING VALLEY ROAD
USE INCOMMON 14' ROAD
3RD. ELECT. DIST. BALTO. CO., MD
SCALE 1"=50' 1/27/94