

20627 Guard Court, Rohrersville, Maryland 21779



Brokerage Information: RE/MAX Results, 5202 Presidents Ct #310, Frederick, MD 21703
Broker of Record: Sandy Olson, License# 527089
Sales Associate: Bobbi Prescott, License# 603372, MLS# 128509

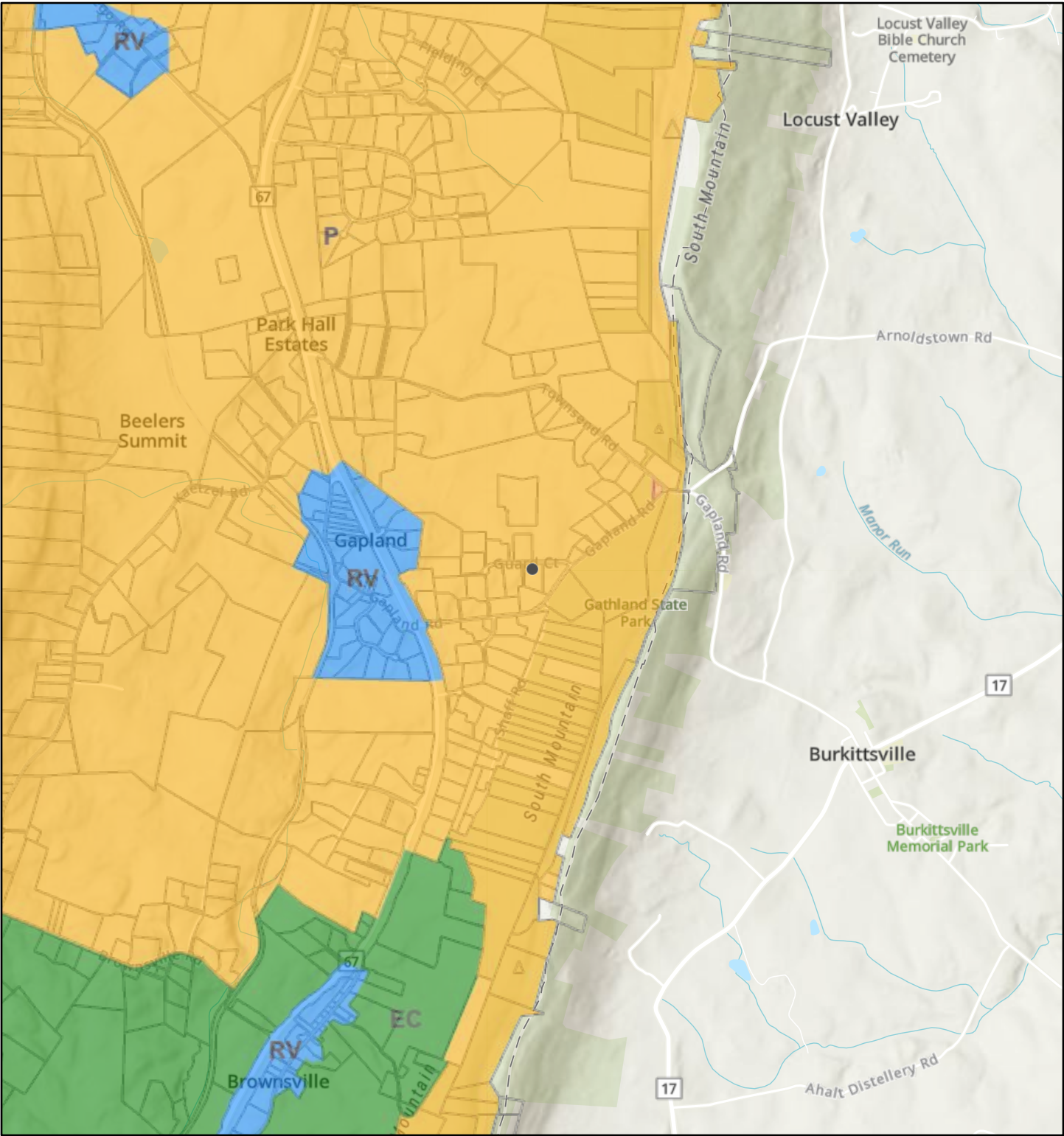
Disclosure Package:

- School Boundary Map
- Property Zoning Map from public records
- Plat
- Aerial lot lines from public records
- SDAT Record
- Current Tax Bill
- Well & Septic Records
- Deed
- General Addendum - Roof Replacement
- Inclusion & Exclusions Addenda
- Homeowners Insurance Disclosure
- Maryland Residential Property Disclosure and Disclaimer Statement
- Washington County Right to Farm Notice and Disclosures
- General Addendum - Appraisal
- Notice to Buyer & Seller of Buyer's Rights & Seller's Obligations
- MLS Errors Disclosure Statement
- Consent for Dual Agency
- Notification of Dual Agency Within a Team
- Affiliated Business Disclosure


PLEASE LEAVE THIS COPY AT THE PROPERTY

- these documents are available online, in the MLS -


Property and Zoning Web Map




6/16/2025, 10:14:49 PM



Parcels




Rural Village




Environmental Conservation



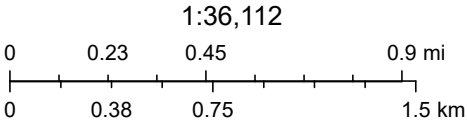
Rural Business



Preservation

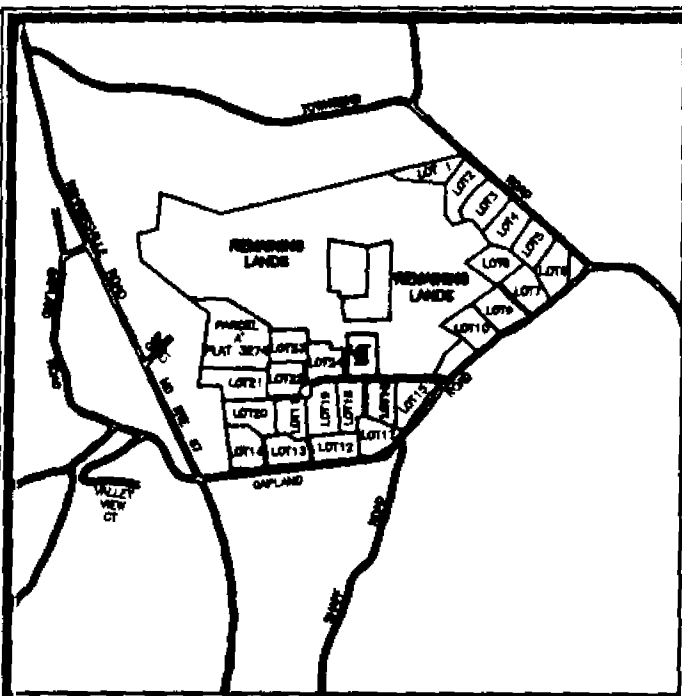
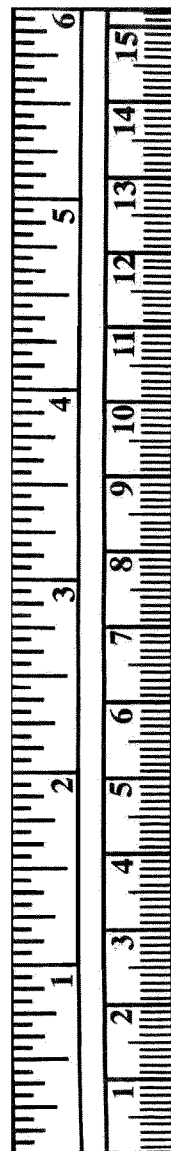


Zoning Overlay



Washington County Planning Department, Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

\\FSA\\sys\\ACAD\\DRAWINGS\\3072\\-26\\3072\\-16.dwg Thu Jul 29 14 15 27 1999 R E Rice



Vicinity Map Scale: 1=2000



ADDRESS ASSIGNMENTS:

Lot 13 20631 Guard Court
Lot 16 20627 Guard Court
Lot 17 20623 Guard Court
Lot 25 20626 Guard Court

Note: Each address is based on the entrance as shown on this plat. If the driveway is constructed at a different location from that shown hereon, the address listed above may VOID and the owner/developer of the lot must reapply to the Planning Commission for a new address assignment.

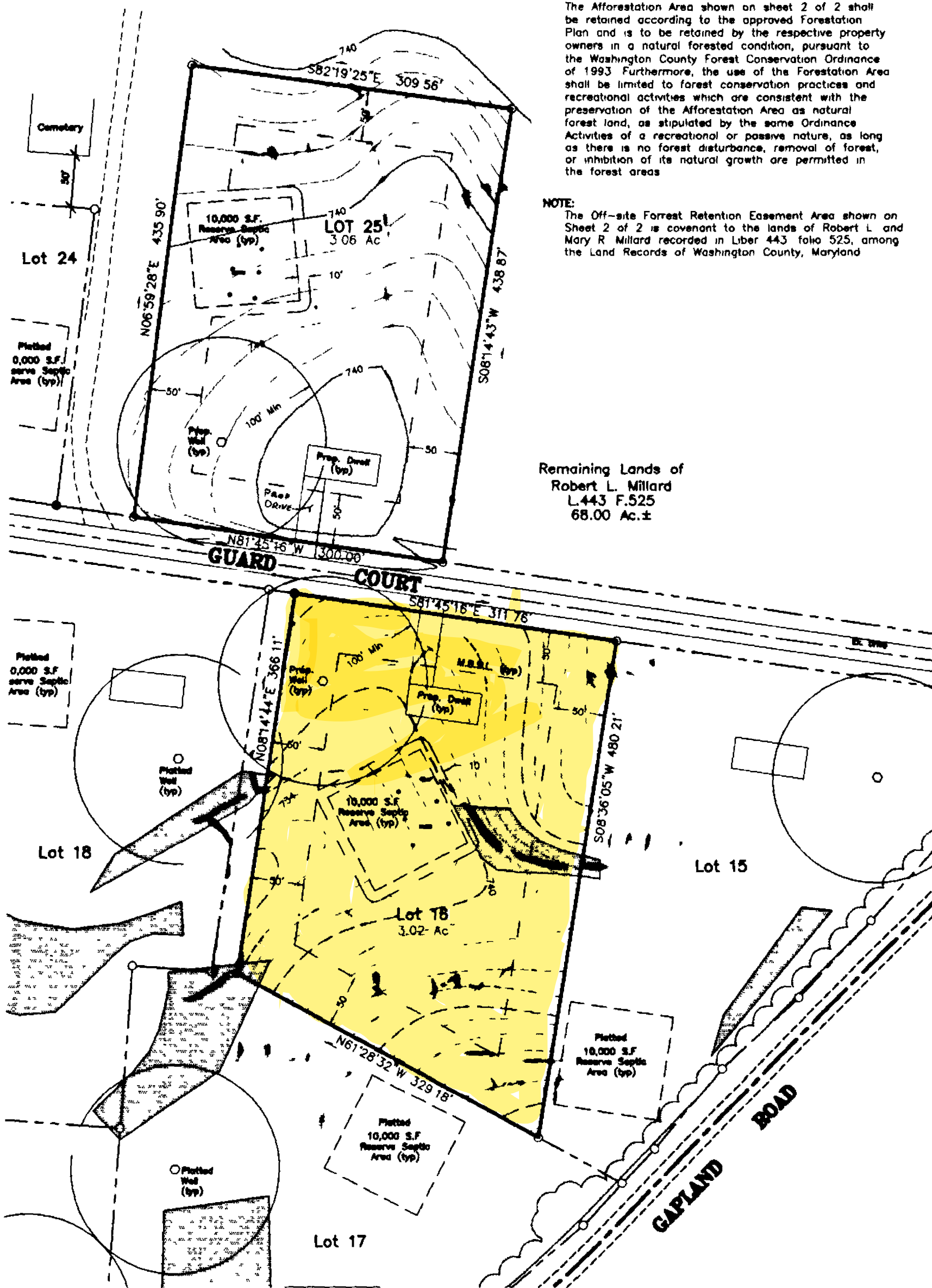
SENSITIVE AREA NOTICE

The steep slope areas shown hereon are established pursuant to the requirements of the Washington County Subdivision Ordinance Article IV, Section 409 in an effort to preserve or improve water quality, the property owner is required to establish and thereafter maintain in perpetuity vegetative ground cover in accordance with urban best management practices recommended by the Washington Co. Soil Conservation District. No permanent structures or construction are permitted within the stream buffer except those designed to improve water quality or flow as approved by the Washington County Planning Commission in accordance with all applicable regulations, laws, and policies. No septic system shall be constructed within the buffer nor shall any reserve area be established within the buffer.

Area of steep slopes (20%+)

General Notes

- 10,000 square feet is hereby reserved for sewage disposal. No permanent physical objects are permitted in this area.
- There is a 10 ft wide drainage and utilities easement along all front lot lines and on 8 ft wide drainage and utilities easement along all side and rear lot lines hereby reserved unless otherwise shown hereon.
- Contours based on field survey.
- Bearings based on dead North.
- Setbacks are as shown on the plat.
- Minimum Building Setbacks: front yard-50', side yard-50', rear yard-50'. Minimum Building Setback Lines are based on the current Washington County Zoning Ordinance. Accessory Structures may be constructed in accordance with Section 4.10 and Section 23.5 (b) Zoned C-Conservation.
- Total upstream watershed affecting this subdivision: 50 Ac ±.
- There are no streams and related buffers, or habitat of threatened or endangered species identified by the U.S. Fish and Wildlife Service per 50 CFR as required to be shown by Sections 308 and 314 of the Washington County Subdivision Ordinance and Section 4.21 of the Washington County Zoning Ordinance. There are no 100 year flood plain.
- Lot 16 was previously approved and recorded in Plat folio 5481. The purpose of the replat of Lot 16 is to revise the location of the 10,000 square foot reserved septic area.
- An administrative variance was granted on September 30, 1999 as stated in SV-99-024 that waived the requirements for a preliminary consultation for Lot 25 and one additional lot.



NOTE:

The Afforestation Area shown on sheet 2 of 2 shall be retained according to the approved Forestation Plan and is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance of 1993. Furthermore, the use of the Forestation Area shall be limited to forest conservation practices and recreational activities which are consistent with the preservation of the Afforestation Area as natural forest land, as stipulated by the same Ordinance. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of forest, or inhibition of its natural growth are permitted in the forest areas.

NOTE:

The Off-site Forest Retention Easement Area shown on Sheet 2 of 2 is covenant to the lands of Robert L. and Mary R. Millard recorded in Liber 443, folio 525, among the Land Records of Washington County, Maryland.

Remaining Lands of
Robert L. Millard
L.443 F.525
68.00 Ac.±

DEDICATION FOR INDIVIDUALS

I/we do hereby certify, for ourselves and our personal representatives, heirs and assigns, that I/we are the legal and true owner(s) of the property shown and described on this plat and that I/we hereby adopt the plan of subdivision shown hereon, hereby establish the minimum building restriction lines shown hereon, hereby dedicate to public use all utility and drainage easement areas and all alley, street, and road rights of way designated on this plat, hereby agree to keep open all spaces and recreation areas shown hereon and hereby agree that said dedication shall not impose any responsibility on the Board of County Commissioners of Washington County regarding the subjects of such dedications until legal acceptance thereof by said Board, and I/we hereby reserve the fee simple title to the land underlying said easements, rights of way, open spaces and recreation areas and with regard to said easements and rights of way, hereby agree to convey the same to said Board for the use of said Washington County, without consideration, upon the legal acceptance of said easements and/or rights of way by said Board. This deed and agreement of dedication shall be binding upon my/our grantees, assigns, successors, heirs, and personal representatives.

There are no suits, actions of law, leases, liens, mortgages, trusts, easements, or rights of way affecting the property included in this plan of subdivision except the following:

NONE

and all parties having an interest therein have hereunto affixed their signatures, indicating their assent to this plan of subdivision.

I/we do hereby assent to this plan of subdivision
Witness our hands and seals this 6 day of August, 1999.

Robert L. Millard (Seal)

(Seal)

Mary R. Millard (Seal)

INTERIM FACILITIES PROVISION CERTIFICATION

In compliance with C.O.M.A.R. 26.03.01.05 B.(1) and (2), the individual water supply and individual sewer systems are hereby permitted on a temporary interim basis. Future lot owners are advised that the individual systems serving the lot(s) indicated on this plat are of a temporary interim nature and that connection to a future community system shall be made within one (1) year or less after the system becomes available.

Robert L. Millard (Seal)

(Seal)

Mary R. Millard (Seal)

CERTIFICATE OF APPROVAL OF INDIVIDUAL WATER SUPPLY AND INDIVIDUAL SEWERAGE SYSTEM

I hereby certify that the minimum ownership area complies with the minimum width and minimum area requirements specified in C.O.M.A.R. 26.04.03.03. Such minimum ownership shall remain equal to the minimum width and minimum area set forth in C.O.M.A.R. 26.04.03.A (2) until community sewerage and water have been made available. Not more than one principle building may be erected or constructed on a lot or lots contained in the minimum ownership areas established by C.O.M.A.R. 26.04.03.A (2) until community sewerage has been made available.

Date: 3-30-00

Robert L. Millard, Jr., D.O.
County Health Officer

LAND SURVEYOR'S CERTIFICATION

I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the lands conveyed by The Thrift Loan Corporation to Robert L. Millard and Mary R. Millard, his wife, by deed dated July 18, 1985 and recorded in the Land Records of Washington County, Maryland in Liber No. 443, folio 525 and that spaces marked [] and/or bars marked [] have been placed and/or bars marked [] have been placed as indicated.

Date: Aug. 18, 1999

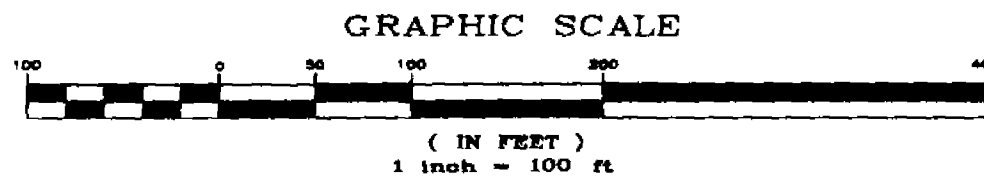
Frederick Seibert, Jr.
Professional Land Surveyor

CERTIFICATE OF APPROVAL
FINAL APPROVAL GRANTED

DATE: 3-28-2000

Robert C. Clark

WASHINGTON COUNTY PLANNING COMMISSION



PLAT NO 6260
DATE
WASHINGTON COUNTY

TAX MAP 04-11-04, 002 DISTRICT 8	
DRAWING NUMBER 1 OF 2	
DRAWN BY R.E. Rice	DATE July 15, 1999
CHECKED BY F.S.	DATE Aug. 18, 1999
SCALE 1" = 100'	

FREDERICK SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
(301) 791-8888 FAX (301) 720-0000
10 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
(717) 307-1007

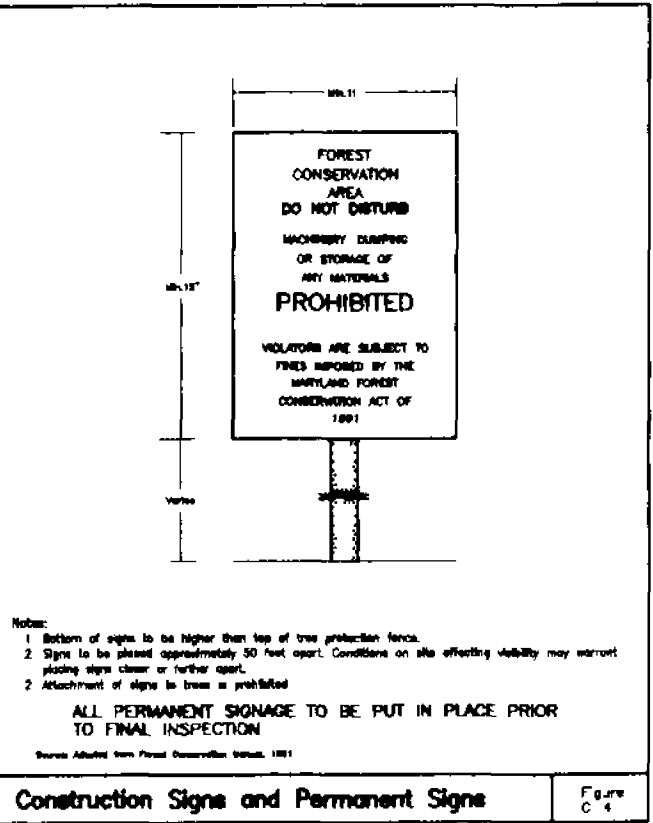
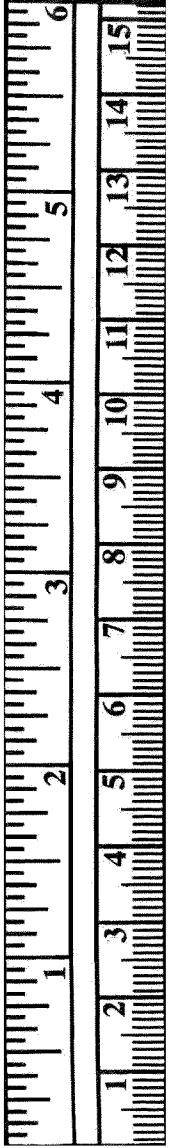
OWNER:
Robert L. Millard
20624 Guard Court
Gapland, MD 21779

Preliminary / Final Plat
of Subdivision of Lot 25
and
Replat of Subdivision
of Lot 16
for

ROBERT L. MILLARD
Situate along the north and
west side of Gapland Road
WASHINGTON COUNTY, MARYLAND

PLAT FEE-A
RECORDING FEE
TOTAL
REPLAT FEE
JUL 18 1999
NET \$4,200.00

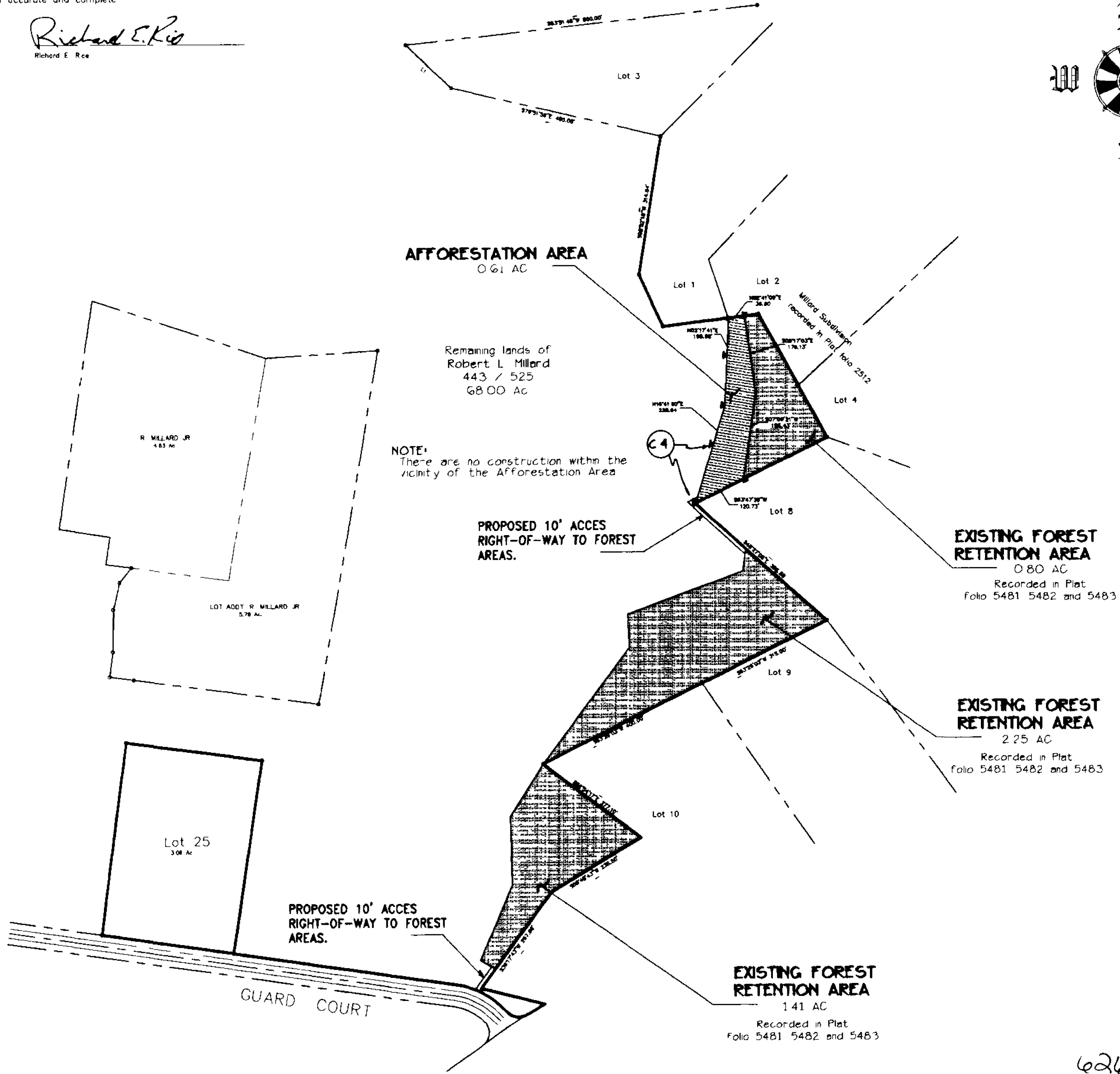
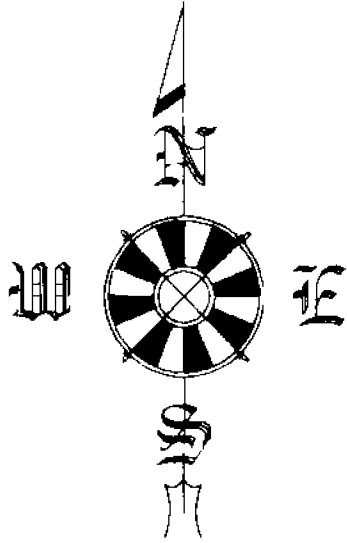
MSA SSM 1255-5814-1



I certify that I am a qualified professional per requirements of COMAR 08.19.06.01 for qualified professional status and therefore am qualified to prepare the attached Forest Conservation Plan. I further certify that this plan was prepared by me or under my supervision using the methods provided by the Washington County Forest Conservation Ordinance and Forest Conservation Manual. I certify that this Forest Conservation Plan is accurate and complete.

Feb. 9, 2000
Date

Richard E. Rice
Richard E. Rice



FOREST CONSERVATION WORKSHEET Version 1.1

NET TRACT AREA:

- A Total Tract Area
B Area exemption (100-year flood buffers, etc.)
C Area to Remain in Agricultural Production
D Net Tract Area $D = (A - B - C)$

LAND USE CATEGORY: (From Table 3.2.1 page 40 in Manual)
E Afforestation Threshold $(D \times 20\%)$
F Conservation Threshold $(D \times 25\%)$

EXISTING FOREST COVER

- G Existing Forest Cover
H Area of Forest Above Afforestation Threshold
(1) If $G < E$ then $H = 0$ and I go to L
(2) If $G > E$ then $H = G - E$ go to I
I Area of Forest Above Conservation Threshold
(1) If $G < F$ then $I = 0$ go to L
(2) If $G > F$ then $I = G - F$ go to J

BREAK EVEN POINT:

- J Forest Retention above threshold with no Mitigation
(1) If $I > 0$ then $J = (0.2 \times I) + F$ go to K
(2) If $I = 0$ $J = 0$ go to L
K Clearing Permitted without Mitigation $K = G - J$

PROPOSED FOREST CLEARING:

- L Total Area of Forest to be Cleared
M Total Area of Forest to be Retained $(M = G - L)$

PLANTING REQUIREMENTS:

- N Reforestation for Clearing Above the Conservation Threshold
(1) If $L = K$ then $N = 0$ $P = 0$ $Q = 0$ $R = 0$
 $S = 0$ go to T
(2) If $M > F$ then $N = L \times 0.25$ $P = 0$ go to Q
(3) If $M < F$ then $N = I \times 0.25$, go to P
P Reforestation for Clearing Below the Conservation Threshold
(1) If $C > F$ and $M > F$ then $P = 0$ $Q = 0$ go to R
(2) If $C > F$ and $M < F$ then $P = 2.0 \times (F - M)$
 $Q = 0$ go to R
(3) If $G < F$ then $P = 2.0 \times I$ $Q = 0$ go to R
Q Credit for Retention Above the Conservation Threshold
(1) If $M > F$ then $Q = M - F$, go to R
(2) If $M < F$ then $Q = 0$ go to R
R Total Reforestation Required
(1) If $Q > N$ and $M > F$ then $R = 0$, $S = 0$ go to T
(2) If $Q < N$ and $M > F$ then $R = (N + P) - Q$
 $S = 0$, go to T
(3) If $Q < N$ and $M < F$ then $R = N + P$ go to S
S Total Afforestation Required
(1) If $G < E$ and $M < E$ then $S = E - G$ go to T
(2) If $G < E$ and $M = E$ then $S = 0$ go to T
T Total Reforestation and Afforestation Requirement
 $T = (R + S)$

Note Use 0 for all negative numbers that result from the calculations

A = 3.05 Ac
B = 0
C = 0
D = 3.05 Ac

E = 0.61 Ac
F = 0.77 Ac

G = 0
H = 0

I = 0

J = 0

K = 0

L = 0
M = 0

N = 0

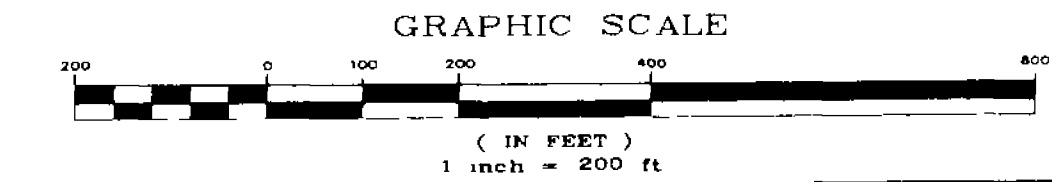
P = 0

Q = 0

R = 0

S = 0.61 Ac

T = 0.61 Ac
or
26,571.6 Sq Ft



TAX MAP 84-11-84 DISTRICT 8	
DRAWING NUMBER 2 OF 2	
DRAWN BY R E Rice	DATE Feb 8, 2000
CHECKED BY	DATE
SCALE 1" = 200'	

FREDERICK SEIBERT & ASSOCIATES, INC.

CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
(301) 791-3450 (301) 293-7478 FAX (301) 738-6956

10 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
(717) 547-1007

JOB NUMBER 30720

Forest Conservation Plan
for
Robert L. Millard
for the
Preliminary / Final Plat of Subdivision
Lot 25

WASHINGTON COUNTY, MARYLAND

MSA SSU 1255-5814-2



Parcel and Zoning Locator

Washington County, Maryland



▼

20627 GUARD Court, ROH X

Q

Show search results for 20627 ...

Layer List



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Source: I



Real Property Data Search ()
Search Result for WASHINGTON COUNTY

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 08 Account Number - 013829

Owner Information

Owner Name:GEORGE JEFFREY D
MAY JESSICA L

Use:RESIDENTIAL
Principal Residence:YES

Mailing Address:20627 GUARD CT
ROHRERSVILLE MD 21779-1272

Deed Reference:/05261/ 00337

Location & Structure Information

Premises Address:20627 GUARD CT
ROHRERSVILLE 21779-1256

Legal Description:LOT 16 3.02 ACRES
20627 GUARD CT
ROBERT L MILLARD SUBDIVI

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	6260
0084	0011	0292	8010077.22	0143			16	2024	Plat Ref:	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2004	1,400 SF	1425 SF	3.0200 AC	000000

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	SIDING/	5	3 full	1 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	90,200	100,200		
Improvements	294,600	475,000		
Total:	384,800	575,200	448,267	511,733
Preferential Land:	0	0		

Transfer Information

Seller: FRENCH JIMMIE JR & SONNET MEGAN
Type: ARMS LENGTH IMPROVED

Date: 06/28/2016
Deed1: /05261/ 00337

Price: \$399,900
Deed2:

Seller: FRENCH JIMMIE JR
Type: NON-ARMS LENGTH OTHER

Date: 03/03/2008
Deed1: /03456/ 00483

Price: \$0
Deed2:

Seller: MILLARD ROBERT L
Type: ARMS LENGTH VACANT

Date: 04/06/2004
Deed1: /02293/ 00698

Price: \$75,000
Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:



Prop Acct ID	FY	Customer No.	Bill No.
08-013829	2025	261737	16731

Property Description

Map: 0084

Parcel: 0292

Liber: 5261

Folio: 337

Jurisdiction: 000

LOT 16 3.02 ACRES

20627 GUARD CT

ROBERT L MILLARD SUBDIVI

PRINCIPAL RESIDENCE

GEORGE JEFFREY D &
MAY JESSICA L
20627 GUARD CT
ROHRERSVILLE, MD 21779-1272

Charges	Assessment	Rate	Amount
RE STATE TAX	448,267	.112000	502.06
RE COUNTY TAX	448,267	.928000	4,159.92
BAY RESTORATION FEE			60.00
	TOTAL TAX		4,721.98
	TOTAL DUE		4,721.98

See below for actual payment amount due.

We anticipate payment from your mortgage company

Interest applies Oct 1st rate of 1% per month.
Amount based on per \$100 of Assessment.
Constant Yield Rate =.8893

Keep this copy for your records.

Return this coupon with your payment



Prop Acct ID	FY	Customer No.	Bill No.
08-013829	2025	261737	16731

Your cancelled check is your receipt.
Enclose self-addressed stamped envelope for copy of receipt.

2nd Semiannual Payment Due		
SERVICE CHARGE	.0000	.00
Dec		2,330.99

Use this coupon when paying second
Semiannual installment in December.

☐ Check here if requesting address correction.
Please make changes on address below.

Make checks payable to: Washington County Treasurer, and mail to address below.

GEORGE JEFFREY D &
MAY JESSICA L
20627 GUARD CT
ROHRERSVILLE, MD 21779-1272

Washington County Treasurer's Office
35 West Washington Street, Suite 102
Hagerstown, MD 21740-4868

20820255000167312000047219810000

Return this coupon with your payment



Prop Acct ID	FY	Customer No.	Bill No.
08-013829	2025	261737	16731

Your cancelled check is your receipt.
Enclose self-addressed stamped envelope for copy of receipt.

Annual Payment Amount Due	
Remit this amount if paid in:	
Jul	4,701.18
Aug	4,721.98
Sep	4,721.98
Oct	4,745.29
Nov	4,768.60
Dec	4,791.91

1st Semiannual Payment Amount Due	
Remit this amount if paid in:	
Jul	2,380.59
Aug	2,390.99
Sep	2,390.99
Oct	2,414.30
Nov	2,437.61
Dec	2,460.92

Use this coupon when
paying Annual or First
Semiannual installment

☐ Check here if requesting address correction.
Please make changes on address below.

Make checks payable to: Washington County Treasurer, and mail to address below.

GEORGE JEFFREY D &
MAY JESSICA L
20627 GUARD CT
ROHRERSVILLE, MD 21779-1272

Washington County Treasurer's Office
35 West Washington Street, Suite 102
Hagerstown, MD 21740-4868

20820255000167312000047219810000

P2004-0283 2004-01392

WASHINGTON COUNTY HEALTH DEPARTMENT

13332 PENNSYLVANIA AVENUE
HAGERSTOWN, MD 21742

301-791-327

Application for permit for a temporary: sewerage ☒ water ☒ Receipt No. 9955

No. 04093

Name of Owner/Agent (Please Print)

Mailing Address

Burkittsville, MD Phone

Grid Coordinates

Robert L. Millard / Vay Const. P.O. Box 220 21718 301-371-8399

N 573 E 618

Date Received: By: 2-27-04 DT

Property location, subdivision, block, lot

20627 Guard Court, Robert L. Millard, Block 11, Lot 16

Tax Map No:

Parcel No:

No. Bedrooms

Lot size

Garbage Grinder

Auto Washer

Water Supply (type)

3

3.02

Yes ☐ No ☒Yes ☒ No ☐

WELL

Commercial Use ☐Domestic Use ☐New Home ☒Existing Home ☐Repair ☐

System(s) will be installed in compliance with Maryland and State Regulations 26.04.02

Owner's Agent's Signature

PERMIT GOOD FOR ONE YEAR

Permit date:

3-29-04

TO BE COMPLETED BY THE HEALTH DEPARTMENT

If Commercial: Complete plans submitted for approval

Yes ☐No ☐

Test Results:

Repair Area No. 1 min.

Repair Area No. 2 min.

Issued ☒ EastDenied ☐

Soil type

When to test

Flood Plain

Hydro-Geological Excav. 585

Yes ☐ No ☒

Bedrock ft. Water table ft.

SITE SUITABLE:

Yes ☒ No ☐

Minimum septic tank size

Distribution box

Minimum distance from water

1500-2-COMPARTMENT

Yes ☒ No ☐

supply: 100 ft. or ft.

FINAL INSPECTION

Test results Primary Area

Test results Primary Area

Tile field system:

30 Min.

Seepage Pit system:

Min.

Water Supply

Approved ☒Disapproved ☐

Total length of tile lines

ft.

Number of pits:

Date: 11-1-04

Distance between lines

ft.

Total depth:

ft.

Driller:

Phillips + Son

Number of lines

4

Length lines

85 ft. each

Size excavation

ft. X

ft.

Side wall area

sq. ft.

FINAL INSPECTION

Width of trench

3 ft. wide

Maximum depth

2 1/2 ft. @ 18" cover

Type of tank:

PRECAST

Sewage Systems

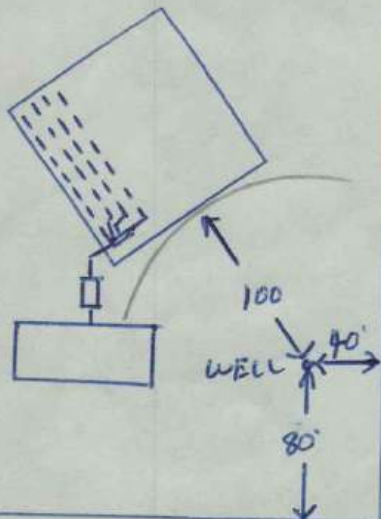
Approved ☒ EastDisapproved ☐

Proposed System

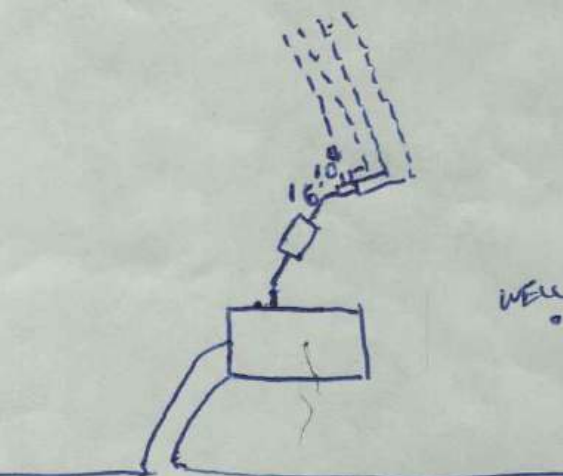
Final Drawing as Installed?



North



GUARD COURT



Special Instructions or Corrections

RISERS AND BIOFILTER REQUIRED

Water Sample Results:

Catoctin Lab

9-14-04

Col + N3.6 T6

9-21-04

E Coli +

10-12-04

E. Coli +

uv light #2

10-25-04 10-26-04

Permanent Disinfection

Well Tag No.

WA-94-3665

Approved by:

Title:

Reviewed by:

K. Amstrong

Date mailed:

11/1/04

Mailed to

Vay Construction

Permit Conditions:

1. No part of system(s) to be covered until inspected and approved by the Health Department.
2. Any changes from the proposed drawing must be first approved by the Health Department.
3. Change in final grade without prior approval voids permit.
4. To comply with Title 26.04.02.03 (A), (2) this system(s) must be abandoned and connection made to community water and sewage facilities within one year or less after the system becomes available.

DRILLER: REMOVE COPY AND RETAIN FOR YOUR RECORDS. RETURN COUNTY COPY TO COUNTY ENVIRONMENTAL AGENCY. SUBMIT COPY TO OWNER. RETURN ALL OTHER PARTS TO DEPARTMENT OF ENVIRONMENT, 2500 BROENING HIGHWAY, BALTIMORE, MARYLAND 21224.

C 1 7353		SEQUENCE NO. (MDE USE ONLY)	STATE OF MARYLAND WELL COMPLETION REPORT FILL IN THIS FORM COMPLETELY PLEASE TYPE		THIS REPORT MUST BE SUBMITTED WITHIN 45 DAYS AFTER WELL IS COMPLETED.			
1 2 3 4 (THIS NUMBER IS TO BE PUNCHED IN COLS. 3-6 ON ALL CARDS)		DATE WELL COMPLETED MM 3 DO 20 YY 04		Depth of Well 22 300 26 (TO NEAREST FOOT)		COUNTY NUMBER 04043		
ST/CO USE ONLY DATE Received MM DO YY		DATE WELL COMPLETED MM 3 DO 20 YY 04		Depth of Well 22 300 26 (TO NEAREST FOOT)		PERMIT NO. FROM "PERMIT TO DRILL WELL" WA-94-3665		
OWNER Robert L Millard / VAY Construction Const.		STREET OR RFD PO BOX 220		TOWN Burkettsville MD 21718				
SUBDIVISION 20627 Guard St. Robert L Millard		SECTION Block 11		LOT 16				
WELL LOG Not required for driven wells STATE THE KIND OF FORMATIONS PENETRATED, THEIR COLOR, DEPTH, THICKNESS AND IF WATER BEARING			GROUTING RECORD WELL HAS BEEN GROUTED (Circle Appropriate Box) TYPE OF GROUTING MATERIAL (Circle one) CEMENT CM BENTONITE CLAY BC NO. OF BAGS 5 NO. OF POUNDS 45 46 GALLONS OF WATER DEPTH OF GROUT SEAL (to nearest foot) from 48 TOP 52 ft. to 54 BOTTOM 58 ft. (enter 0 if from surface)			C 3 1 2 PUMPING TEST HOURS PUMPED (nearest hour) 3 PUMPING RATE (gal. per min.) 10 METHOD USED TO MEASURE PUMPING RATE air WATER LEVEL (distance from land surface) BEFORE PUMPING 20 ft. WHEN PUMPING 300 ft. TYPE OF PUMP USED (for test) A air P piston T turbine C centrifugal R rotary O other (describe below) J jet S submersible		
DESCRIPTION (Use additional sheets if needed)			FEET FROM TO Dirt 0 30 Blue Shale 30 300 Hit water 255-260 - 10 gal			C 3 1 2 PUMPING TEST HOURS PUMPED (nearest hour) 3 PUMPING RATE (gal. per min.) 10 METHOD USED TO MEASURE PUMPING RATE air WATER LEVEL (distance from land surface) BEFORE PUMPING 20 ft. WHEN PUMPING 300 ft. TYPE OF PUMP USED (for test) A air P piston T turbine C centrifugal R rotary O other (describe below) J jet S submersible		
EACH CASING			OTHER CASING (if used) diameter inch depth (feet) from to			PUMP INSTALLED DRILLER INSTALLED PUMP YES NO IF DRILLER INSTALLS PUMP, THIS SECTION MUST BE COMPLETED FOR ALL WELLS. TYPE OF PUMP INSTALLED PLACE (A,C,J,P,R,S,T,O) IN BOX 29. CAPACITY: GALLONS PER MINUTE (to nearest gallon) 31 35 PUMP HORSE POWER 37 41 PUMP COLUMN LENGTH (nearest ft.) 43 47 CASING HEIGHT (circle appropriate box and enter casing height) + above LAND SURFACE - below 2 (nearest foot)		
NUMBER OF UNSUCCESSFUL WELLS: 0			WELL HYDROFRACTURED yes Y no N			C 2 1 2 DEPTH (nearest ft.) 1 8 9 11 15 17 21 2 23 24 26 30 32 36 3 38 39 41 45 47 51 SLOT SIZE 1 2 3 DIAMETER OF SCREEN (NEAREST INCH) 56 60 from to		
CIRCLE APPROPRIATE LETTER A A WELL WAS ABANDONED AND SEALED WHEN THIS WELL WAS COMPLETED E ELECTRIC LOG OBTAINED P TEST WELL CONVERTED TO PRODUCTION WELL			GRAVEL PACK IF WELL DRILLED WAS FLOWING WELL INSERT F IN BOX 68			MDE USE ONLY (NOT TO BE FILLED IN BY DRILLER) T (E.R.O.S.) W Q 70 72 74 75 76 TELESCOPE CASING LOG INDICATOR OTHER DATA		
DRILLERS LIC. NO. MSD 467 Frankie Phillips DRILLERS SIGNATURE (MUST MATCH SIGNATURE ON APPLICATION) LIC. NO. AWD 747 Brian Phillips SITE SUPERVISOR (sign. of driller or journeyman responsible for sitework if different from permittee)			GRAVEL PACK IF WELL DRILLED WAS FLOWING WELL INSERT F IN BOX 68			LOCATION OF WELL ON LOT SHOW PERMANENT STRUCTURE SUCH AS BUILDING, SEPTIC TANKS, AND /OR LANDMARKS AND INDICATE NOT LESS THAN TWO DISTANCES (MEASUREMENTS TO WELL) Guard St		

B 1 0241 1 2 3 6	SEQUENCE NO. (MDE USE ONLY)	STATE OF MARYLAND APPLICATION FOR PERMIT TO DRILL WELL please type	STATE PERMIT NUMBER WA-94-3665 fill in this form completely
Date Received (APA) 03-29-04 8 MM DO YY 13 millard L. Robert / vay const. 15 Last Name Owner First Name 34 P.O. Box 220 36 Street or RFD 55 Burkettsville MD 21718 57 Town 70 State 72 Zip 76		B 3 WASHINGTON LOCATION OF WELL 8 COUNTY 21 Robert L. Millard 23 SUBDIVISION 42 SECTION 16 LOT 16 44 46 48 50 Brownsville 52 NEAREST TOWN 71 MILES FROM TOWN (enter 0 if in town) 3 M I 73 76 77 78	
DRILLER INFORMATION Franklin Phillips M S D 167 Driller's Name 76 License No. 81 Phillips & Son Drilling Inc Firm Name 2624 Kartzel Rd Knoxville MD Address Franklin & Phillips 3-29-04 Signature Date		B 4 Guard Court 1 2 DIRECTION OF WELL FROM TOWN (CIRCLE BOX) 11 NEAR WHAT ROAD 30 ON WHICH SIDE OF ROAD (CIRCLE APPROPRIATE BOX) NORTH SOUTH WEST EAST 34 50 37 DISTANCE FROM ROAD 38 39 ENTER FT OR MI TAX MAP: _____ BLK: _____ PARCEL: _____	
B 2 WELL INFORMATION APPROX. PUMPING RATE (GAL. PER MIN.) 3 1 2 8 12 AVERAGE DAILY QUANTITY NEEDED (GAL. PER DAY) 1000 14 20		NOT TO BE FILLED IN BY DRILLER HEALTH DEPARTMENT APPROVAL WASH 04093 COUNTY NAME COUNTY NO. STATE SIGNATURE INSERT S → 41 DATE ISSUED 3-29-04 Edward A. Garton 032905 43 MM DO YY 48 CO SIGNATURE EXP. DATE NORTH GRID 573 000 EAST GRID 618 000 50 55 57 63	
USE FOR WATER (CIRCLE APPROPRIATE BOX) <input checked="" type="checkbox"/> D DOMESTIC POTABLE SUPPLY & RESIDENTIAL IRRIGATION <input type="checkbox"/> F FARMING (LIVESTOCK WATERING & AGRICULTURAL IRRIGATION) 22 <input type="checkbox"/> I INDUSTRIAL, COMMERCIAL, DEWATERING <input type="checkbox"/> P PUBLIC WATER SUPPLY WELL <input type="checkbox"/> T TEST, OBSERVATION, MONITORING <input type="checkbox"/> G GEO-THERMAL		SHOW MAJOR FEATURES OF BOX & LOCATE WELL WITH AN X SOURCES OF DRILLING WATER 1. well 2. 3. WRITE THE BOX NUMBER FROM THE MAP HERE E 600 N 570 DRAW A SKETCH BELOW SHOWING LOCATION OF WELL IN RELATION TO NEARBY TOWNS AND ROADS AND GIVE DISTANCE FROM WELL TO NEAREST ROAD JUNCTION Septic 100 well 40 80 Guard Ct 000 000 Guard Ct 017 Capland Rd Brownsville	
APPROXIMATE DEPTH OF WELL 300 FEET 24 28 APPROXIMATE DIAMETER OF WELL 10 INCH NEAREST INCH		METHOD OF DRILLING (circle one) BORED (or Augered) <u>JETTED</u> Jetted & DRIVEN 30 AIR-ROTARY AIR-PERCussion ROTARY (Hydraulic Rotary) 37 CABLE REVERSE-ROTARY DRIVE-POINT other _____	
REPLACEMENT OR DEEPEMED WELLS (CIRCLE APPROPRIATE BOX) <input checked="" type="checkbox"/> N THIS WELL WILL NOT REPLACE AN EXISTING WELL <input type="checkbox"/> Y THIS WELL WILL REPLACE A WELL THAT WILL BE ABANDONED AND SEALED 39 <input type="checkbox"/> S THIS WELL WILL REPLACE A WELL THAT WILL BE USED AS A STANDBY-CONTACT LOCAL APPROVING AUTHORITY FOR POLICY ON STANDBY WELLS <input type="checkbox"/> D THIS WELL WILL DEEPEMED AN EXISTING WELL PERMIT NUMBER OF WELL TO BE REPLACED OR DEEPEMED (IF AVAILABLE) 41 _____ 52		Not to be filled in by driller (MDE OR COUNTY USE ONLY) APPROP. PERMIT NUMBER _____ G _____ PERMIT No WA-94-3665 70 71 72 73 74 75 76 77 78 79	
SPECIAL CONDITIONS NOTE: APPROVING AUTHORITIES SHOULD USE SEPARATE SHEET IF NEEDED.			

Remaining Lands of
Robert L. Millard
L.443 F.525
68.00 Ac.±



ed in this area.
ige and utilities easement

Lines are based on
nce with Section 4.10

the U.S. Fish and Wildlife
Division Ordinance and

is to revise the location

he requirements for a

TAX MAP 84-11-84, 292 DISTRICT 8		FREDERICK SEIBERT & ASSOCIATES
DRAWING NUMBER 1 OF 2		
DRAWN BY	DATE	

1/2

AFTER RECORDING RETURN TO:

Jeffrey D. George
20627 Guard Court
Rohrersville, MD 21779-1272

DOCUMENT PREPARED BY:

RGS Title, LLC
600 Jefferson Plaza, Suite 204
Rockville, MD 20852
File Number: 171914JEFR

Tax ID#: 08-013829

This Deed, MADE THIS 17th day of June, 2016, by and between **Jimmie French Jr. and Sonnet Megan French**, parties of the first part, and **Jeffrey D. George and Jessica L. May**, parties of the second part.

WITNESSETH, That in consideration of the sum of **THREE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$399,900.00)**, the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said parties of the second part, in fee simple, all that parcel of ground situated in **Washington County, Maryland** and as described as follows, that is to say:

Lot 16 in a subdivision known as, "Preliminary/Final Plat of Subdivision of Lot 25 and Replat of Lot 16 for Robert L. Mallard", as per plat thereof recorded in Plat folio 6260, one of the land records of Washington County, Maryland.

The improvements thereon being known as 20627 Guard Court, Rohrersville, Maryland 21779-1272.

Tax ID#: 08-013829

BEING the same property which by deed dated February 6, 2008 and recorded among the Land Records of Washington County, Maryland in Liber No. 3456, folio 0483, was granted and conveyed by Jimmie French, Jr. unto Jimmie French, Jr. and Sonnet Megan French.

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

SUBJECT TO all rights, easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said parties of the second part, as tenants by the entirety, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

Buyers' Initials:

JDG

JM

AND the said parties of the first part do hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS:

_____ (SEAL)
Jimmie French Jr.

_____ (SEAL)
Sonnet Megan French

STATE OF MARYLAND, CITY/COUNTY OF WASHINGTON to wit:

I HEREBY CERTIFY, that on this 17TH day of JUNE, 2016, before me, the subscriber, a Notary Public of the State of MARYLAND in and for MONTGOMERY County/City, personally appeared **Jimmie French Jr. and Sonnet Megan French** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

Notary Public

My Commission Expires:

10 | 15 | 17



ATTORNEY CERTIFICATION

This is to certify that the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals in the State of Maryland.

Vittorio N. Muzzatti, Esq.

2016MARYLAND
FORM**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of 10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of 10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor: Jimmie French Jr. and Sonnet Megan French,

2. Reason for Exemption**Resident
Status**

I, Transferor, am a resident of the State of Maryland
☐ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

**Principal
Residence**

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness Name _____


Jimmie French Jr.
Sonnet Megan French**3b Entity Transferors**

Witness/Attest _____

Name of Entity

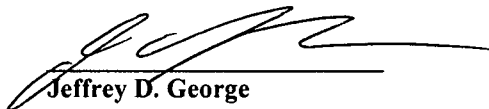
By _____

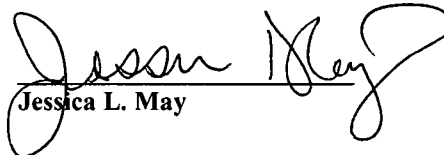
Name_____
Title

**AFFIDAVIT OF INDIVIDUAL(S)
TO QUALIFY FOR TAX EXEMPTION FOR FIRST TIME MARYLAND HOMEBUYER(S)**

Grantee(s) hereby make oath or affirm under penalties of perjury that the following statements are true:


1. The undersigned individuals and each of them has/have never before owned an interest in residential real property located in the State of Maryland that has been the individual's principal residence; and
2. The property described in the Deed to which this affidavit is attached is improved by a residence which will be occupied as my/our principal residence; and
3. I/we am/are fully qualified to make this affidavit.
4. This affidavit is made to qualify Grantee(s) for benefits under TP section 13-203.
5. In the event the hereinabove statements are being certified by an agent pursuant to Tax-Property Section 13-409(b), said Agent certifies:
 - a. That the representations are based on a diligent inquiry made by the agent; and
 - b. Are true to the best knowledge information and belief of the agent.


Jeffrey D. George


Jessica L. May

SUBSCRIBED AND SWORN to before me, a Notary Public in and for the State of Maryland, County of MONTGOMERY, this 17th day of June, 2016.

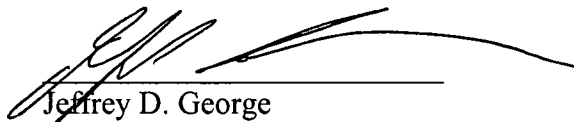


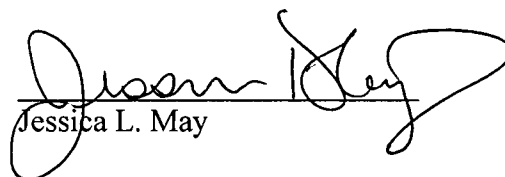

Notary Public
My Commission Expires: 10/15/17

OCCUPANCY AFFIDAVIT

I/We, Jeffrey D. George and Jessica L. May,, Grantee(s) in the Deed dated 17th day of June, 2016, from Jimmie French Jr. and Sonnet Megan French,, Grantor(s), Hereby certify under penalty of perjury, that the property conveyed in the said Deed is residentially improved owner occupied real property and the residence hereon will be occupied by me/us for at least seven of the next twelve months.

As Witness, our hands and seals this 17th day of June, 2016.

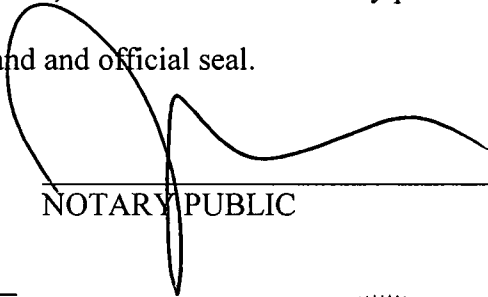

Jeffrey D. George


Jessica L. May

State of Maryland
County of WASHINGTON :

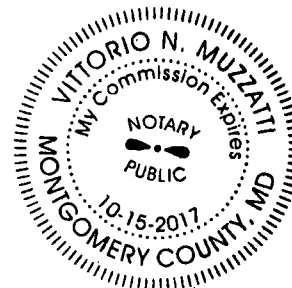
I hereby certify that on this 17th day of June, 2016, before me, the subscriber, a notary in the State aforesaid, personally appeared, Jeffrey D. George and Jessica L. May, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within affidavit, and having been duly sworn, executed the same in my presence.

In Witness Whereof I hereunto set me hand and official seal.

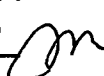

NOTARY PUBLIC

My Commission Expires: 10/15/17

171914JEFR



TODD L. HERSHEY, TREASURER

TAXES PAID June 24, 2016 

LR - Deed (w Taxes)
 Recording Fee - ALL
 20.00
 Grantor/Grantee Name:
 George
 Reference/Control #:
 LR - County Transfer
 Tax - linked 1,749.50
 LR - Surcharge -
 linked 40.00
 LR - Recordation Tax -
 linked 3,040.00
 LR - State Transfer
 Tax - linked 999.75
 LR - Non-Resident Tax
 - linked 0.00
 =====
 SubTotal: 5,849.25
 =====
 Total: 5,909.25
 06/28/2016 10:12
 CC21-MAW
 #0421601 CC0403 -
 Washington
 County/CC04.03.01 -
 Register 01

This page not to be counted in calculating Recording Fee

Clerk of Circuit Court
Washington County, Maryland
 Dennis J. Weaver, Clerk
 24 Summit Avenue
 Hagerstown, MD 21740
 301-790-7991

For Clerks Use Only

Improvement Fee 40.00
 Recording Fee 20.00
 County Transfer Tax 1,749.50
 Recordation Tax 3,040.00
 State Transfer Tax 999.75
 Non-Resident Tax 0
TOTAL 5,849.25

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Washington

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 type="checkbox"/> Check Box if Addendum Intake Form is Attached.)			
		1 Deed	Mortgage	Other _____	Other _____
2	Conveyance Type Check Box	<input checked="" 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(9)
3	Tax Exemptions (if Applicable)	Recordation			
Cite or Explain Authority		State Transfer			
		County Transfer			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration	\$399,900.00	Transfer and Recordation Tax Consideration	
		Any New Mortgage	\$399,900.00	Transfer Tax Consideration	\$
		Balance of Existing Mortgage		X ()% =	\$
		Other:	\$	Less Exemption Amount - Total Transfer Tax =	\$
		Other:	\$	Recordation Tax Consideration X()per \$500 =	\$
		Full Cash Value	\$	TOTAL DUE	\$

5	Fees	Amount of Fees		Doc 1	Doc 2	Agent
		Recording Charge	\$20.00	\$20.00		
		Surcharge	\$40.00	\$40.00		Tax Bill
		State Recordation Tax	\$3,040.00	\$		
		State Transfer Tax	\$999.75	\$		C B Credit
		County Transfer Tax	\$	\$		
		Other	\$	\$		Ag Tax/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	Parcel No.	Var. Log	
			08-013829	3456/483			<input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	SectAR(3c)	Plat Ref.	SqFt/Acreage(4)
		Robert L. Millard		16			6260	
		Location/Address of Property Being Conveyed (2)						
		20627 Guard Court, Rohrsersville, MD 21779-1272						
		Other Property Identifiers (if applicable)					Water meter Account	
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>			Fee Simple <input checked="" type="checkbox"/> Ground Rent <input type="checkbox"/>			
		Partial Conveyance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Description/Amt. Of SqFt/Acreage Transferred:			

7	Transferred From	Grantor(s) Name(s)		Doc 2 - Grantor(s) Name(s)	
		Jimmie French Jr.		Jeffrey D. George	
		Sonnet Megan French		Jessica L. May	
		Doc 1 - Owner(s) of Record, if Different from Grantor(s)		Doc 2 - Owner(s) of Record, if Different from Grantor(s)	

8	Transferred To	Doc 1 Grantee(s) Name(s)		Doc 2 - Grantee(s) Name(s)	
		Jeffrey D. George		RGS Title, LLC - MD, Trustees	
		Jessica L. May			
New Owner's (Grantee) Mailing Address					
SAME AS PROPERTY ADDRESS					

9	Other Names to Be Indexed	Doc 1 - Additional Names to be indexed (Optional)		Doc 2 - Additional Names to be indexed (Optional)	
				IMI Lending, LLC	

10	Contact/Mail information	Instrument Submitted By or Contact Person			<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided
		Name: Darlene Lindner 171914JEFR			
		Firm: RGS Title, LLC			
		Address: 600 Jefferson Plaza, Suite 204 Rockville, MD 20852 Phone: 301-740-1880			

11. IMPORTANT BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Will the property being conveyed be the grantee's principal
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded no copy required)

Assessment Use Only - Do Not Write Below This Line

<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran Process Verification	
Transfer Number:	Date Received:	Deed Reference:		Assigned Property No.	
Year		Geo	Map	Sub	Block
Land		Zoning	Grid	Plat	Lot
Buildings		Use	Parcel	Section	Doc Od.
Total		Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

Grantor's Mailing Address:



General Addendum

Special provisions attached to and hereby made a part thereof, the Contract dated _____

on Lot 16, Block _____, Subdivision MILLARD SUB,

20627 Guard Court, Rohrsersville, Md 21779,

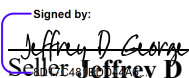
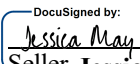
located in Washington County, Maryland between

Buyer(s) _____

and Seller(s) Jeffrey D George, Jessica L May

Sellers are in the process of installing a new roof on the property and the work is scheduled for August 8, 2025. The work will be performed by PJ's Roofing and will be Landmark Pro Max Def 40-45 year shingles. Sellers will be responsible for payment of the new roof.

All other terms remain in full force and effect.

Signed by:	7/1/2025		
	_____ Date	Buyer	_____ Date
Seller Jeffrey D George			
DocuSigned by:	7/1/2025		
	_____ Date	Buyer	_____ Date
Seller Jessica L May			

Updated December 2024

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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 6/25/2025 ■ ADDENDUM to Contract of Sale dated _____
 between Buyer _____
 and Seller Jeffrey D. George Jessica May
 for Property known as 20627 Guard Court, Rohrsersville, MD 21779.

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 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>10</u>	<input type="checkbox"/> Fireplace Screens/Doors	<input type="checkbox"/> Pool, Equipment & Cover	<input type="checkbox"/> Trash Compactor
<input type="checkbox"/> Central Vacuum	<input type="checkbox"/> Fireplace Equipment	<input checked="" type="checkbox"/> Refrigerator(s) # <u>1</u>	<input checked="" type="checkbox"/> Wall Mount TV Brackets
<input checked="" type="checkbox"/> Clothes Dryer	<input type="checkbox"/> Freezer	<input checked="" type="checkbox"/> w/ Ice Maker(s) # _____	<input type="checkbox"/> Wall Oven(s) # _____
<input checked="" type="checkbox"/> Clothes Washer	<input type="checkbox"/> Furnace Humidifier	<input type="checkbox"/> Satellite Dish	<input checked="" type="checkbox"/> Water Filter
<input type="checkbox"/> Cooktop	<input type="checkbox"/> Garage Opener(s) # _____	<input checked="" type="checkbox"/> Screens	<input type="checkbox"/> Water Softener
<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage remote(s) # _____	<input checked="" type="checkbox"/> Shades/Blinds	<input type="checkbox"/> Window A/C Unit(s) # _____
<input checked="" type="checkbox"/> Drapery/Curtain Rods	<input type="checkbox"/> Garbage Disposal	<input checked="" type="checkbox"/> Storage Shed(s) # <u>1</u>	<input type="checkbox"/> Window Fan(s) # _____
<input checked="" type="checkbox"/> Draperies/Curtains	<input type="checkbox"/> Hot Tub, Equipment & Cover	<input type="checkbox"/> Storm Doors	<input type="checkbox"/> Wood Stove
<input type="checkbox"/> Electronic Air Filter	<input type="checkbox"/> Intercom	<input type="checkbox"/> Storm Windows	
<input checked="" type="checkbox"/> Exhaust Fan(s) # <u>4</u>	<input checked="" type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Stove or Range	

ADDITIONAL INCLUSIONS (SPECIFY): _____

ADDITIONAL EXCLUSIONS (SPECIFY): _____

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 type="checkbox"/> Oil	<input checked="" type="checkbox"/> Heat Pump
Hot Water	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Oil	<input type="checkbox"/> Other _____
Air Conditioning	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric		<input checked="" type="checkbox"/> Other <u>Heat Pump</u>

Utility Service Providers: _____

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

Buyer Signature **Date**

Signed by: Jeffrey D. George 6/25/2025

Seller Signature **Date**

Buyer Signature **Date**

DocuSigned by:
Jessica May 6/24/2025

Seller Signature **Date**





HOMEOWNER'S INSURANCE DISCLOSURE



Property Address: 20627 Guard Court, Rohrsersville, MD 21779
Street Address City/State/Zip

To assist the buyer in securing a homeowner's policy, the Seller makes the following disclosure by checking the appropriate statement:

1. ☒ I/We have filed no insurance claims, nor have any knowledge of any claims filed on the property listed above in the past five (5) years. I/We are not aware of any existing conditions that may lead to a claim against our homeowner's insurance policy.
2. ☐ I/We have filed _____ insurance claim(s), or know that there has/have been claims made during the past five (5) years, either by me/us or by the previous owner(s).
3. ☐ I/We are aware of conditions that may lead to a future insurance claim.

If item number 2 and/or 3 are checked, please describe the facts of the claim and/or conditions that may lead to a claim:

The current insurance company is: USAA

Signed by: Jeffrey D. George 6/25/2025
8D17C481BDD44A5... Seller's Signature/Date

 Buyer's Signature/Date

DocuSigned by: Jessica May 6/24/2025
37F17C9264B94F3... Seller's Signature/Date

 Buyer's Signature/Date

Updated January 2021

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MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: **20627 Guard Court, Rohrsersville, Md 21779**

Legal Description: **LOT 16 3.02 ACRES 20627 GUARD CT ROBERT L MILLARD SUBDIVI**

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? 9 years

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

Water Supply	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Well	<input type="checkbox"/> Other _____
Sewage Disposal	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Septic System approved for <u>4</u> (# of bedrooms)	Other Type _____
Garbage Disposal	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Dishwasher	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Heating	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Heat Pump Age <u>7 years</u> <input type="checkbox"/> Other _____
Air Conditioning	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Heat Pump Age <u>7 years</u> <input type="checkbox"/> Other _____
Hot Water	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric Capacity <u>50 gal</u> Age <u>3 years</u> <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 ☐ UnknownType of Roof: Architectural Shingle Age 2004

Comments: _____

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

Comments: _____

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

Comments: no other structure systemsAny 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 ApplyWhen was the system last pumped? Date 2016 ☐ 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 ☐ UnknownIn ceiling/attic? ☒ Yes ☐ No ☐ UnknownIn 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)  Signed by: _____ Date 6/26/2025
Jeffrey D. George

Seller(s)  DocuSigned by: _____ Date 6/26/2025
Jessica L. May

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 _____	Date _____
Jeffrey D George	
Seller _____	Date _____
Jessica L May	

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 _____

APPENDIX A WASHINGTON COUNTY RIGHT TO FARM NOTICE

Washington County has a Right to Farm Ordinance that recognizes the right to farm Agricultural Lands in a manner consistent with Generally Accepted Agricultural Management Practices. Contact the Washington County Planning Department at 240-313-2430 or visit the County's website at <https://www.washco-md.net/planning-zoning/> for further information.

APPENDIX B REAL ESTATE TRANSFER DISCLOSURE STATEMENT

THIS REAL ESTATE TRANSFER DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY LOCATED IN WASHINGTON COUNTY, STATE OF MARYLAND, DESCRIBED AS 20627 Guard Court, Rohrersville, MD 21779. THIS STATEMENT IS A DISCLOSURE OF THE EXISTENCE OF THE RIGHT TO FARM ORDINANCE FOR WASHINGTON COUNTY ("THE ORDINANCE") AS REQUIRED BY THE ORDINANCE.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

WASHINGTON COUNTY ALLOWS AGRICULTURAL OPERATIONS (as defined in the Ordinance) WITHIN THE COUNTY. You may be subject to inconveniences or discomfort arising from such operations, including but not limited to noise, odors, fumes, dust, flies, the operation of machinery of any kind during any 24-hour period (including aircraft), vibration, the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, and pesticides. Washington County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be an interference with the reasonable use and enjoyment of land, if such operations are conducted in accordance with Generally Accepted Agricultural Management Practices. Washington County has established a reconciliation board to assist in the resolution of disputes that might arise between persons in this County regarding whether agricultural operations conducted on Agricultural Lands are causing an interference with the reasonable use and enjoyment of land or personal well being and whether those operations are being conducted in accordance with Generally Accepted Agricultural Practices. If you have any question concerning this policy or the reconciliation board, please contact the Washington County Planning Department for additional information.

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 <https://mde.maryland.gov/programs/LAND/mining/Pages/mapping.aspx>

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.

Signed by:
 Seller Jeffrey D. George Date: 6/25/2025
 Seller Jessica May Date: 6/24/2025

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT:

Buyer _____ Date: _____

Buyer _____ Date: _____

IF YOU DESIRE LEGAL ADVICE CONCERNING THE EFFECT OF THIS DISCLOSURE, PLEASE CONSULT YOUR ATTORNEY.



GENERAL ADDENDUM

Special provisions attached to and hereby made a part thereof, the Contract dated _____
 on Lot 16, Block _____, Subdivision ROBERT L MILLARD SUBDIVISION,
20627 Guard Court, Rohrsersville, MD 21779,
 located in Washington County, Maryland between
 (Purchasers) _____
Jeffrey D. George Jessica May
 and (Sellers) _____

ALL PARTIES UNDERSTAND AND AGREE THAT THE BUYER WILL HAVE THEIR LENDER ORDER THE

APPRAISAL FOR THE ABOVE MENTIONED PROPERTY WITHIN 10 DAYS OF CONTRACT

RATIFICATION WITH CONFIRMATION SENT BY EMAIL TO THE LISTING AGENT AT THE FOLLOWING EMAIL ADDRESS:

BOBBIPRESCOTT@GMAIL.COM

Signed by:

Jeffrey D. George

Seller ID: 17C481BDD44A5...

DocuSigned by:

Jessica May

Seller ID: 37F17C9264B94F3...

6/25/2025

Date

Purchaser

Purchaser

Date

FORM #1320

7/05



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 Jeffrey D. George and Seller Jessica May
 known as 20627 Guard Court, Rohrsersville, MD 21779 for Property

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.

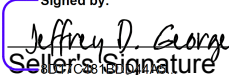

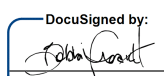
Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (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:  _____ Seller's Signature	6/25/2025 _____ Date
_____ Buyer's Signature	_____ Date	DocuSigned by:  _____ Seller's Signature	6/24/2025 _____ Date
_____ Agent's Signature	_____ Date	DocuSigned by:  _____ Agent's Signature Bobbi Prescott	6/24/2025 _____ Date

MLS Errors Disclosure Statement

All Parties related to the sale of this property understand and accept that the MLS system used to relay pertinent information to others regarding this property may contain errors and inadvertent inaccuracies.

Information contained within an MLS data source should be considered a SECOND SOURCE of information which could have been pulled from inaccurate public records and other sources. It is the Buyer(s) & Seller(s) responsibility to ensure accuracy of all information contained within. MLS information is general in nature and indeed not a guarantee of 100% accuracy.

As a Seller, you acknowledge that you have reviewed the MLS printout prior to entering a sales/purchase contract with any Buyer and all information is to the best of your knowledge.

As a Buyer, you acknowledge that you have reviewed the MLS printout prior to entering into a purchase agreement with the Seller. You understand information contained within the MLS printout could contain errors and inadvertent inaccuracies.

Buyer _____	Date _____	Seller <u>Jeffrey D. George</u>	Date <u>6/25/2025</u>
		<small>Signed by: 8D17C481BDD44A5...</small>	
Buyer _____	Date _____	Seller <u>Jessica May</u>	Date <u>6/24/2025</u>
		<small>DocuSigned by: 37F17C9264B94F3...</small>	

Property Address 20627 Guard Court, Rohrsersville, MD 21779





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

RE/MAX Results act as a Dual Agent for me as the
(Firm Name)

☒ **Seller** in the sale of the property at: 20627 Guard Court, Rohrsersville, MD 21779

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

<p>Signed by: <u>Jeffrey D. George</u> 6/25/2025 Signature Date</p>	<p>DocuSigned by: <u>Jessica May</u> 6/24/2025 Signature Date</p>
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AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

Property Address _____

Signature _____	Signature _____
Date _____	Date _____

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

Name(s) of Buyer(s) _____

Signature _____	Signature _____
Date _____	Date _____



NOTIFICATION OF DUAL AGENCY WITHIN A TEAM

Under Maryland law, a team that provides real estate brokerage services must consist of two or more associate brokers or salespersons, or a combination of the two, who:

1. work together on a regular basis;
2. represent themselves to the public as being part of one entity; and
3. Designate themselves by a collective name such as "team" or "group."

The team operates within a brokerage, and team members are supervised by a team leader as well as by the broker, and, if they work in a brokerage branch office, by the branch office manager.

The law permits one member of a team to represent the buyer and one member to represent the seller in the same transaction only if certain conditions are met. If both parties agree, the **broker** of the real estate brokerage with which the salespersons or associate brokers are affiliated or the **broker's designee** (the "dual agent") shall designate one team member as the intra-company agent for the buyer and another team member as the intra-company agent for the seller. No one else may make that designation.

The law also requires that the buyer and seller each be notified in writing that the two agents are members of the same team, and that the team could have a financial interest in the outcome of the transaction in addition to any financial benefit obtained by selling one of the broker's own listings. THIS CONSTITUTES YOUR NOTICE OF THOSE FACTS.

Dual agency may occur only if both parties consent to it, and sign the Consent for Dual Agency form prescribed by the Real Estate Commission. If you have concerns or questions about being represented by a team member when another team member represents the other party, you should address these to the broker or branch office manager before signing the Consent form.

This form must be presented to the buyer and seller at the time the real estate licensee presents the disclosure of agency relationships. For the seller, that should occur no later than when the seller signs the listing agreement. For the buyer, that should occur no later than the initial scheduled showing of the property, subject of this transaction.

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

I/we acknowledge receipt of the Notification of Dual Agency within a Team.

<p>Signed by:</p> <p><u>Jeffrey D. George</u></p> <p>8D17C481BDD44A5...</p> <p>DocuSigned by:</p> <p><u>Jessica May</u></p> <p>37F17C9264B94F3...</p>	<p>6/25/2025</p> <p>DATE: _____</p> <p>6/24/2025</p> <p>DATE: _____</p>
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BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT**(Non-Virginia)**

Jeffrey D. George

Jessica May

To (Client's Name(s)): _____

Property Address: 20627 Guard Court, Rohrersville, MD 21779
Street City State Zip

From: RE/MAX Results ("Broker")

This is to give you notice that RE/MAX Results has business relationships (e.g. direct or indirect ownership interests, joint ventures and/or office leases) with the following mortgage, title, closing, and other service providers: fifty percent ownership in Motto Mortgage Premium, no more than twelve percent ownership in Catoctin Title Partners, LLC, and Community Title Network, LLC, an independently owned settlement company. Because of these relationships, this referral may provide Broker a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are **NOT** required to use the listed providers as a condition for purchase, sale, or refinance of the subject property. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

LENDER CHARGES

MOTTO MORTGAGE PREMIUM charges fees which may include discount points and/or lender origination charges. The charges and fees will depend on the loan product and interest rate you choose and may be expressed as a flat fee or a percentage of the loan amount. Estimated ranges for these charges are provided below. Please consult with your lender for a list of applicable charges.

Motto Mortgage Premium Mortgage Brokerage Services 0% to 2.75%

TITLE INSURANCE CHARGES**Title Insurance Fees provided by Catoctin Title Partners, LLC:**

Owner's Title Insurance Policy: Estimated charges for Enhanced Coverage calculated per Thousand Dollars (per \$1,000) of sales price as follows:

Maryland

First \$250,000	\$ 6.15
\$250,001-\$500,000	\$ 5.25
\$500,001-\$1,000,000	\$ 4.50
\$1,000,001- \$5,000,000	\$ 3.55

Additional charges

Simultaneous issue of Lenders' Title Insurance Policy is \$200.00 per Loan Policy

Insured Closing Protection Letter is \$ 45.00 per Loan Policy.

Estimated owners' title insurance premiums (per \$1,000 of sales price) are provided above for "enhanced" coverage. Other options may be available, including less comprehensive "standard" coverage and a "reissue rate," which could reduce your charges

Settlement Fees provided by Community Title Network, LLC:

Buyer Settlement Fees: \$800- \$1,100 Seller Settlement Fees: \$450 -\$850

Additional service fees charged by 3rd party vendors for Title Abstracts generally range from \$110-\$300 and for Location Surveys generally range from \$250- \$600.

ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that RE/MAX Results is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

Signed by:

6/25/2025

Signature

Date

DocuSigned by:

6/24/2025

Signature

Date



EQUAL HOUSING
OPPORTUNITY

20627 Guard Court, Rohrersville, MD 21779

Street

City

State

Zip

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Set forth below is the estimated charge or range of charges for the settlement services listed. You are **NOT** required to use the listed providers as a condition for purchase, sale, or refinance of the subject property. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

MOTTO MORTGAGE PREMIUM charges fees which may include discount points and/or lender origination charges. The charges and fees will depend on the loan product and interest rate you choose and may be expressed as a flat fee or a percentage of the loan amount. Estimated ranges for these charges are provided below. Please consult with your lender for a list of applicable charges.

Motto Mortgage Premium	Mortgage Brokerage Services	0% to 2.75%
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Title Insurance Fees provided by Catoctin Title Partners, LLC:

Maryland

First \$250,000	\$ 6.15
\$250,001-\$500,000	\$ 5.25
\$500,001-\$1,000,000	\$ 4.50
\$1,000,001- \$5,000,000	\$ 3.55

Insured Closing Protection Letter is \$ 45.00 per Loan Policy.

Estimated owners' title insurance premiums (per \$1,000 of sales price) are provided above for "enhanced" coverage. Other options may be available, including less comprehensive "standard" coverage and a "reissue rate," which could reduce your charges

Buyer Settlement Fees: \$800- \$1,100 Seller Settlement Fees: \$450 - \$850

Additional service fees charged by 3rd party vendors for Title Abstracts generally range from \$110-\$300 and for Location Surveys generally range from \$250- \$600.

I/we have read this disclosure form, and understand that RE/MAX Results is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

_____/_____
Signature / Date

_____/_____
Signature / Date