

7442 Dogwood Lane, Middletown, Maryland 21769



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:

- Frederick County Property Report
- Aerial lot lines from public records
- SDAT Record
- Current Tax Bill
- Well & Septic Records
- Deed- Right of Way
- Inclusion & Exclusions Addenda
- Homeowners Insurance Disclosure
- Maryland Residential Property Disclosure and Disclaimer Statement
- Frederick County Notices 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 -

Frederick County, Maryland

Property Report:

7442 DOGWOOD LN
MIDDLETOWN MD 21769

** This data may not include the City of Frederick or other independent municipalities within Frederick County*



General Information	
Municipality:	None
Tax Account:	1124448908
Tax Map/Parcel:	0066/0980
Plat:	<u>0067/0126</u>
Census Tract:	752603
Zoning * :	Click here to view your zoning atlas page.
Comprehensive Land Use* :	Click here to view your comprehensive land use atlas page.

Voting Districts	
Precinct:	<u>24-001</u>
Legislative District:	<u>04</u>
Congressional District:	<u>6</u>
Council District:	<u>1</u>

Services Information	
Recycle Day:	<u>Red Wednesday</u>
Water Service:	No
Sewer Service:	No
Broadband:	National Broadband Map

School Districts	
High:	Middletown High
Middle:	Middletown Middle
Elementary/Primary:	Middletown Elementary Middletown Primary

Public Safety Information	
Police District:	<u>Frederick County Sheriffs Office</u>
Fire Station Number:	12
Fire Station:	Braddock Heights Volunteer Fire Compan
Registered Sex Offenders Within 1/4 Mile:	0
Reported Crimes Within 1/4 Mile (2017) * :	2
Hospital:	<u>Frederick Health Hospital</u>

Closest Points of Interest	
Library:	<u>Middletown</u>
Park:	Fountaindale Park
Farmer's Market:	<u>Middletown Farmer's Market</u>
Golf Course:	Hollow Creek Golf Club
TransIT Service Within 1/4 Mile:	No

Historic Properties in the Area	
Please visit the Maryland Inventory of Historic Properties to view further information on each site.	
F-4-018 / Bowlus-Holter Farmstead	
F-4-072 / Old National Pike Milestone No. 51	
F-4-084 / Charles M. Brane House	

This report was dynamically assembled from various layers of geographical information, some of which is not maintained by Frederick County GIS. This report may or may not accurately represent the source address completely and correctly. Any reliance on this data is at the sole risk of the user.

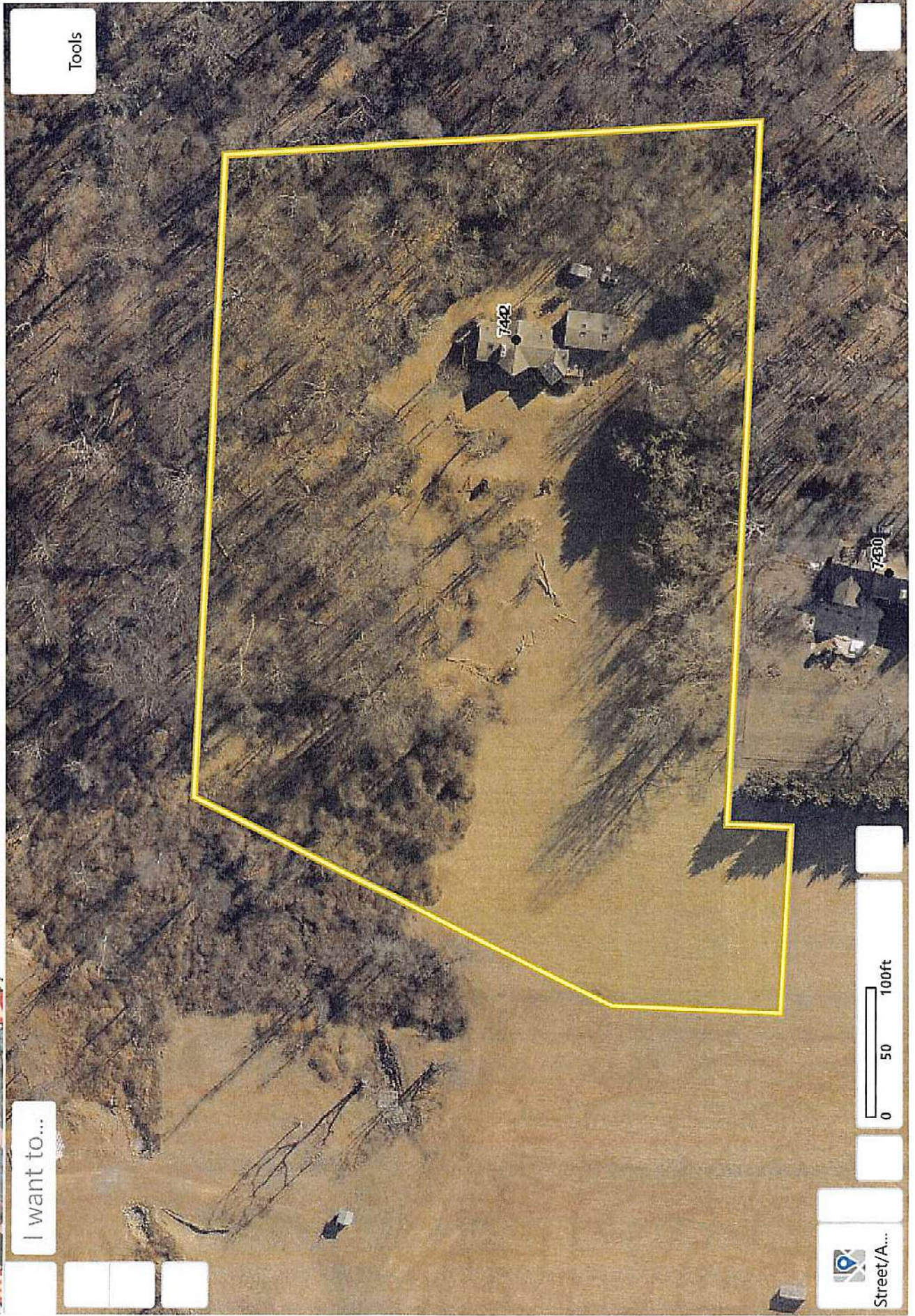


Frederick County,
Maryland

Search...

I want to...

Tools



Street/A...

0 50 100ft

Real Property Data Search ()
Search Result for FREDERICK COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

District - 24 Account Identifier - 448908

Owner Information

Owner Name:

KEAN EDWARD H

Use:

RESIDENTIAL

Principal Residence:

YES

Mailing Address:

7442 DOGWOOD LN
MIDDLETOWN MD 21769-7600

Deed Reference:

/02617/ 00326

Location & Structure Information

Premises Address:

7442 DOGWOOD LN
MIDDLETOWN 21769-7600

Legal Description:

LOT 3
6 ACRES
DOGWOOD LANE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0066	0007	0980	24010001.11	0000				2024	6 86	0067/ 0126

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2001	2,725 SF	1400 SF	6.0000 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	SIDING/	6	4 full	1 Attached	

Value Information

	Base Value	Value	Phase-In Assessments	
		As of 01/01/2024	As of 07/01/2025	As of 07/01/2025
Land:	160,000	200,000		
Improvements	436,800	670,600		
Total:	596,800	870,600	779,333	870,600
Preferential Land:	0	0		

Transfer Information

Seller: FRY, ANN ROTHENHOEFER & ROBT.
Type: ARMS LENGTH IMPROVED

Date: 08/06/1999
Deed1: /02617/ 00326

Price: \$127,000
Deed2:

Seller:
Type:

Date:
Deed1:

Price:
Deed2:

Seller:
Type:

Date:
Deed1:

Price:
Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
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:

Give Feedback

Treasurer of Frederick County
PO Box 4310
Frederick, MD 21705-4310
Office Hours: Mon-Fri, 8 am - 4 pm
Phone: (301) 600-1111



FREDERICK COUNTY MD

REAL ESTATE TAXES AND FEES

www.frederickcountymd.gov/treasury

Levy Period	Parcel ID	Year	Bill Type	Occupancy	Bill No.	Bill Date
07/01/2025 - 06/30/2026	24-448908	2026	FY	PRINCIPAL RESIDENCE	2792084	07/01/2025

KEAN EDWARD H
7442 DOGWOOD LN
MIDDLETOWN, MD 21769-7600

Property Location
7442 DOGWOOD LN

Property Description
LOT 3
6 ACRES
DOGWOOD LANE

Liber 2617 Folio 326

Charges	Assessment/Units	Rate	Amount
STATE TAXES	779,333	.112000	872.85
COUNTY TAXES	779,333	1.110000	8,650.60
SYSTEM BENEFIT CHG	1	88.000	88.00
STORM WATER FEE			0.01
BAY RESTORATION FEE		60.000	60.00
TOTAL			9,671.46
TOTAL DUE			9,671.46

County Current Real Property Tax Rate	Preceding County Real Property Tax Rate	Difference
1.11	1.11	= = .0000

*If you have a mortgage, please
verify payment of your taxes with
your present mortgage company.*

PLEASE SEE THE PAYMENT SCHEDULE BELOW FOR AMOUNT DUE.

FREDERICK
COUNTY
MARYLAND

Parcel ID	Year	Bill Type	Bill No.
24-448908	2026	FY	2792084

Return this coupon with your
payment

☐ Check here if your address changed
& enter changes on the reverse side

KEAN EDWARD H
7442 DOGWOOD LN
MIDDLETOWN, MD 21769-7600

2nd Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
DEC	142.85	4,904.57
JAN	190.47	4,952.19
FEB	238.09	4,999.81

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

20820263027920842000047164740000000000

FREDERICK
COUNTY
MARYLAND

Parcel ID	Year	Bill Type	Bill No.
24-448908	2026	FY	2792084

Choose payment option below
Return this coupon with your
payment

☐ Check here if your address changed
& enter changes on the reverse side

KEAN EDWARD H
7442 DOGWOOD LN
MIDDLETOWN, MD 21769-7600

Annual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-86.50	9,584.96
AUG	-43.26	9,628.20
SEP	0.00	9,671.46
OCT	96.70	9,768.16
NOV	193.44	9,864.90
DEC	290.14	9,961.60
JAN	386.86	10,058.32
FEB	483.58	10,155.04

1st Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-43.25	4,866.49
AUG	-21.63	4,888.11
SEP	0.00	4,909.74
OCT	49.09	4,958.83
NOV	98.20	5,007.94

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

20820263027920842000046649700000000000

approved for closure

PM -

COUNTY OF FREDERICK
DEPARTMENT OF PERMITS & INSPECTIONS
WINCHESTER HALL
FREDERICK, MARYLAND 21701

KDD **APPROVED**

8-11-00

FEB 07 00

Environmental Health

Permit Number B0000194

Application Date 01/28/2000

Applicant
KEAN, EDWARD H.
14331 NEWVALLEY CHURCH ROAD
LEESBURG, VA 20176

Contractor
SAME AS APPLICANT

Property Owner KEAN, EDWARD H. Number 24448908
Location DOGWOOD LANE Town MIDDLETOWN, MD 21769
Zone district Land Use Tax Map 00066 Parcel 0980
Election district 24 Grid 0007 Subdivision EDINBURGH FOREST
Subd-Code Section Block Lot 3 Liber 2617 Folio 0326
Directions DOGWOOD LANE

File Codes A Units Type of Improvement NEW

	Use	Frnt	Rght	Left	Rear	Size/Intended Use of Land
Principle Use	F1	105	160	388	215	106X25 2 STY SFD W/FIN BSMT
Accessory 1	G3					40X22 3 CAR GARAGE
Accessory 2	P					167 SF COVERED FRONT PORCH

Ownership PRIVATE Construction costs \$450,000 Mail permit to APPLICANT

Lot size 6 ACRES Dimensions: Front Right Left Rear
Disturbed area(sq ft) 8,275 Quan of cut 409 Water EXISTING INDIVIDUAL
Sewage PROPOSED INDIVIDUAL Installer BROWN *Construction* Non domestic waste?
Bedrooms 3 Baths 4.0 Basement? YES Bath in basement? YES Laundry in bas? NO
Commercial--> Number of persons using sanitary facilities
Hours

Enclosed parking 3 Unenclosed Driveway staked? YES Property staked? YES

Foundation CONCRETE Floors HARDWOOD Exterior walls FRAME Shingles ASPHALT
Interior walls DRYWALL Roof OTHER Total rooms 9 Heating fuel GAS
Heating system HOT AIR Air conditioning? YES
Other improvements: Electrical? YES Plumbing? YES Bath? YES Fireplace? YES
Miscellaneous 2 GAS FP IN SUNRM/MB

Finished square footage 4,519 Unfinished 1,831 Number of stories 2

2 WOODBURNING IN FAM/LIV RM, 2 DECKS 26X20 AND 15X6+12X16 TO REAR OF DWG
WALK OUT BSMT;BSMT TO INCL ONE BEDRM,STUDY,FAMRM, GAME RM

\$50.00 County Zoning Fee 2
\$26.00 Minor Grading
\$50.00 Septic Installation

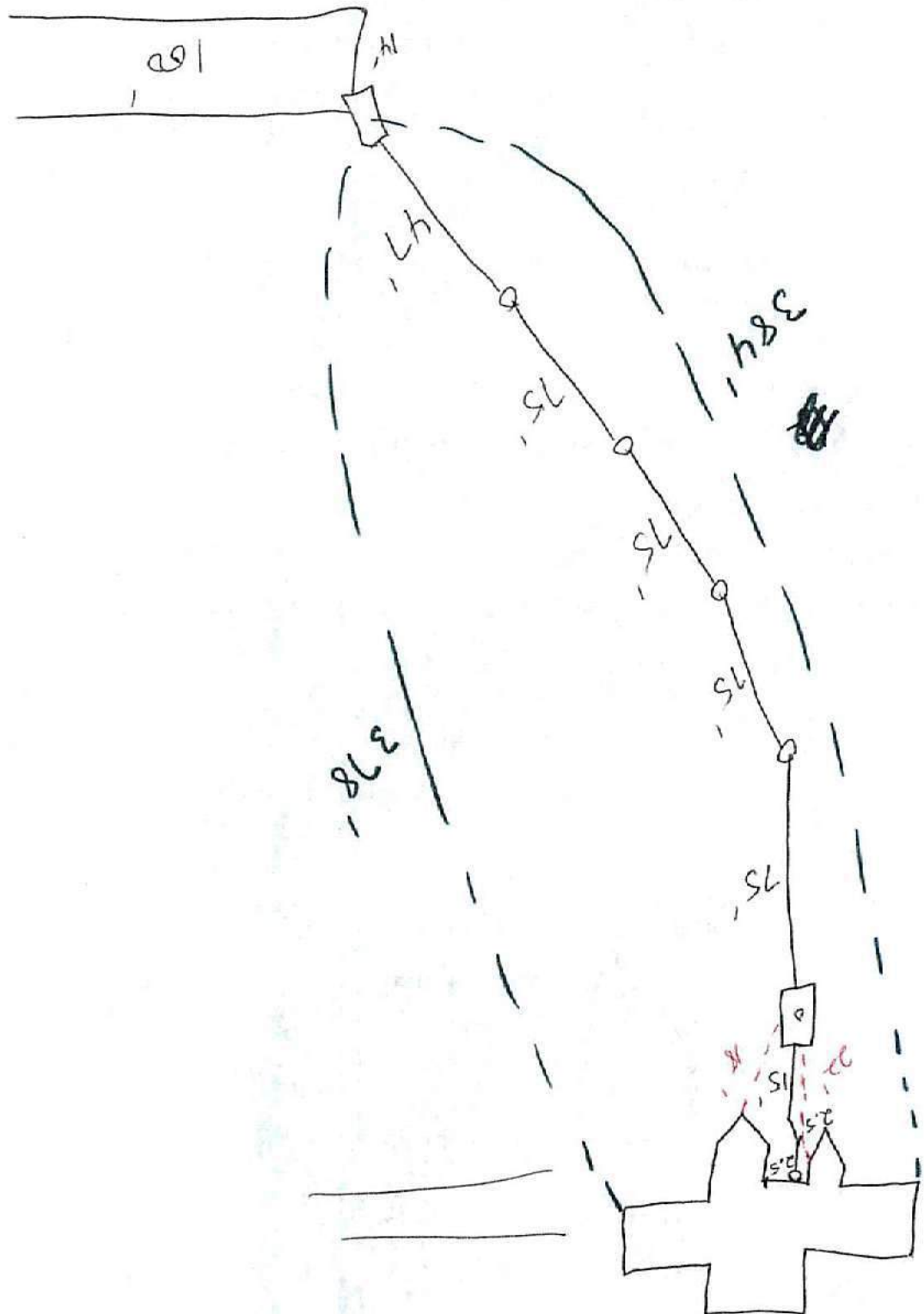
\$20.00 Building Permit - Minimum f
\$35.00 Driveway Apron Fee

\$181.00 Total Fees

Kimberly Dillman
2-7-00

NBB
NBDU
F30W
5-11-00

8-11-00
Kimberly Miller



COMPLETION CERTIFICATE EXCRETA DISPOSAL PLANT

FREDERICK COUNTY HEALTH DEPARTMENT

Date August / 11 / 2000

Construction (Reconstruction) of the Excreta Disposal Plant,

Permit No. B0000194

Located Dogwood lane, EDINBURGH FOREST, Lot 3

on property owned by Edward Kean, 14331 New VALLEY Church Rd., Leesburg, VA 20176

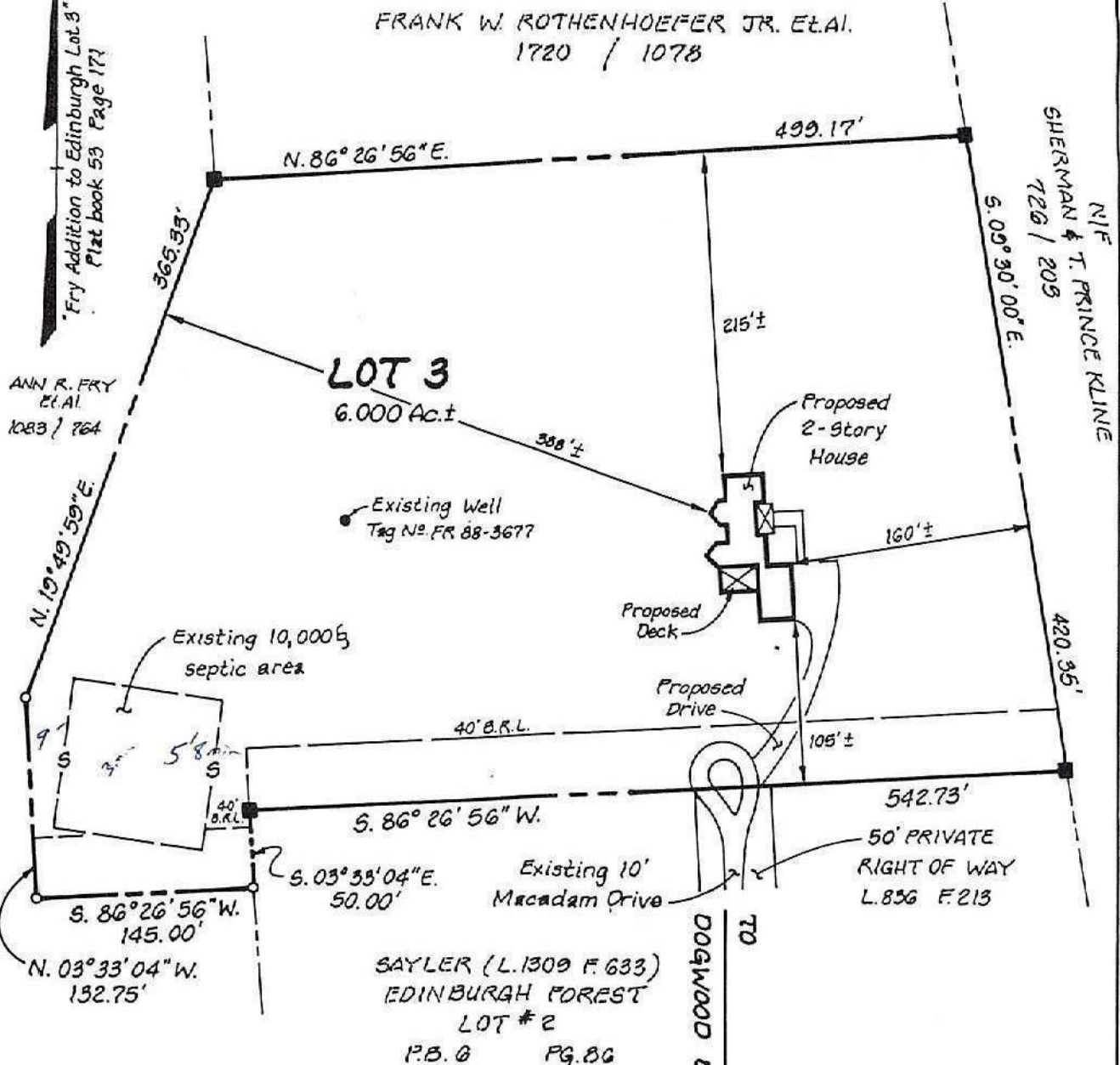
is hereby approved and permission granted to fill in the open trenches or the excavation for any underground portion of the plant and to render the plant fit for usage.

JAMES E. BOWES, M.D., M.P.H.
HEALTH OFFICER, FREDERICK COUNTY

PER

Kimberly D. Dima

FC-P-2



MINIMUM BUILDING
RESTRICTION LINES:

FRONT: 40'

REAR: 30'

SIDE: 10'

FEB - 1 2000

100-0194

**SITE PLAN
LOT #3**

EDINBURGH FOREST

SITUATED ON A PRIVATE ROAD
OFF DOGWOOD LANE

ELECTION DISTRICT: BRADDOCK #24
FREDERICK COUNTY, MARYLAND

REVISIONS _____ _____ _____ _____	ROTHENHOEFER ENGINEERS INC. 3 COLLEGE AVENUE - SUITE NO. 4 FREDERICK, MARYLAND 21701		DWG. NO. 20-01-30
	SCALE: 1" = 100'		DATE: JANUARY 7, 2000
	301-662-0202		

Driller CAD Mail permit to - Driller _____ Applicant X County Well Permit No. 99-510

FREDERICK COUNTY HEALTH DEPARTMENT WELL PERMIT

Applicant or Owner EDWARD H KEAN Phone No. 703-777-8498

Mailing Address 14331 Newvalley Church Rd Leesburg VA 20176

Street Address of Property DOGWOOD LANE

Subdivision EDINBURG FOREST Section or Block _____ Lot 3

Acreage or square feet 6 Acres Tax Map 606 Parcel 980-A

Type of water supply now: 2nd water well - 1st well did not have enough yield for owner

Well to furnish water to: Home X Farm _____ Public or Private water Co. _____ Industrial Commercial _____ Test Well _____ Heat Pump _____

This application is made with the understanding that the well will be drilled only at the place designated by the Health Department and as shown in the sketch below. A completion certificate of this well must be filed by the driller, at the Health Department, within forty-five (45) days after completion of drilling. All drilling operations will be carried out in accordance with regulations of the Maryland Department of the Environment. Drilling at any other location, other than shown on sketch, **VOIDS** this approval certificate.

Signature of Applicant Edward H Kean Date 9/10/99

Owner _____ Contractor _____ Well Driller _____ Agent _____

TO BE COMPLETED BY HEALTH DEPARTMENT

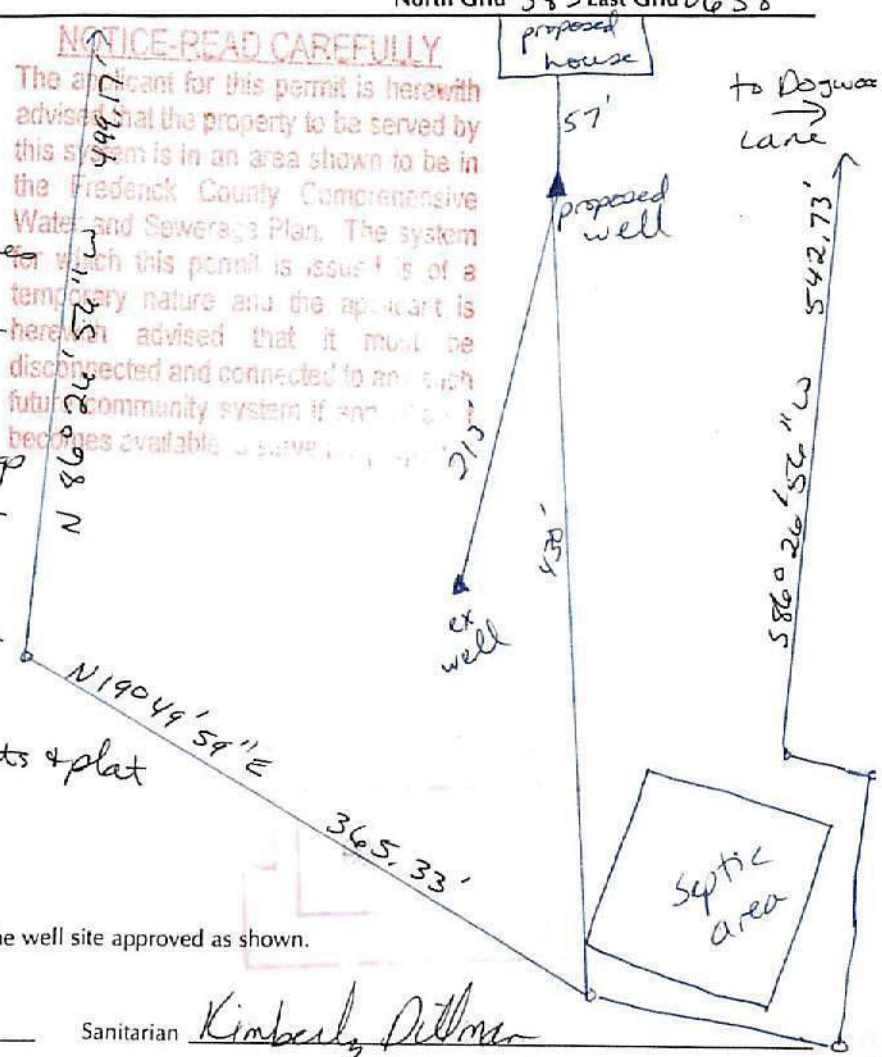
North Grid 583 East Grid 0658

Notes:

- 1) 1" $\approx$ 100'
- 2) well to be at least:
 - 10' from side & rear property line
 - 15' from front property line &/or road frontage
 - 30' from all proposed buildings
 - 100' from all septic areas &/or septic systems
- 3) well to be higher in elevation than septic area
- 4) Drawn from field measurements & plat

NOTICE-READ CAREFULLY

The applicant for this permit is herewith advised that the property to be served by this system is in an area shown to be in the Frederick County Comprehensive Water and Sewerage Plan. The system for which this permit is issued is of a temporary nature and the applicant is herewith advised that it must be disconnected and connected to an such future community system if and when it becomes available.



VOID

AFTER THIS DATE
3-31-2000

The property described above has been inspected and the well site approved as shown.

Date of Approval 9-17-99 Sanitarian Kimberly Pittman



Proposed
14045
5th

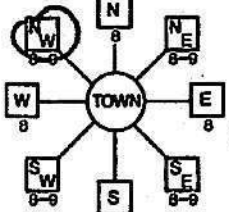
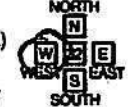
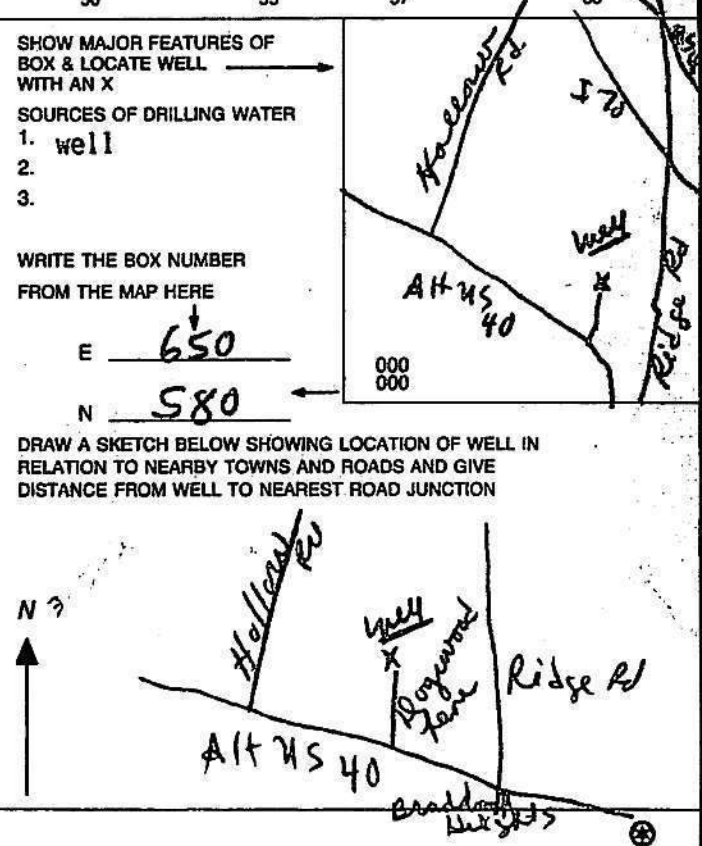
850
40502

50 Private Road 7830 F-213

Proposed work

207

$$\begin{aligned} \text{Original Area} &= 217.8005 \text{ or } 5.000 \text{ AC} \\ + \text{Model A} &= 13.6665 \text{ or } 1.000 \text{ AC} \\ \text{New Area} &= 231.4670 \text{ or } 6.000 \text{ AC} \end{aligned}$$
[illegible]

B 1 10767 1 2 3 4 5 6	SEQUENCE NO. (MDE USE ONLY)	STATE OF MARYLAND PERMIT TO DRILL WELL please print or type	STATE PERMIT NUMBER FR-94 - 1746 fill in this form completely
Date Received (APA) 10-13-99 8 MM DO YY 13		B 3 Frederick LOCATION OF WELL COUNTY 21 Edinburg Forest SUBDIVISION 42 SECTION 44 46 LOT 3 48 50 Braddock Heights NEAREST TOWN 71 MILES FROM TOWN (enter 0 if in town) 1 M I 73 76 77 78	
OWNER INFORMATION Kean Edward Last Name Owner First Name 14331 Newvalley Church Road Street or RFD Leesburg Va. 20176 Town State Zip DRILLER INFORMATION Robert L. Cline M W D 139 Driller's Name License No. Cline and Dvual, Inc. Firm Name 8093 Hillmark Ct. Frederick 21704 Address Robert L. Cline 10/12/99 Signature Date		B 4 DIRECTION OF WELL FROM TOWN (CIRCLE BOX)  Dogwood Lane NEAR WHAT ROAD ON WHICH SIDE OF ROAD (CIRCLE APPROPRIATE BOX)  34 500 37 DISTANCE FROM ROAD ENTER FT OR MI ft TAX MAP: 66 BLK: PARCEL 980	
B 2 WELL INFORMATION APPROX. PUMPING RATE 5 (GAL. PER MIN.) AVERAGE DAILY QUANTITY NEEDED 300 (GAL. PER DAY)		USE FOR WATER (CIRCLE APPROPRIATE BOX) ☒ DOMESTIC POTABLE SUPPLY & RESIDENTIAL IRRIGATION ☐ FARMING (LIVESTOCK WATERING & AGRICULTURAL IRRIGATION) ☐ INDUSTRIAL, COMMERCIAL, DEWATERING ☐ PUBLIC WATER SUPPLY WELL ☐ TEST, OBSERVATION, MONITORING ☐ GEO-THERMAL	
APPROXIMATE DEPTH OF WELL 300 FEET 24 28 APPROXIMATE DIAMETER OF WELL 6 INCH NEAREST		NOT TO BE FILLED IN BY DRILLER HEALTH DEPARTMENT APPROVAL Frederick 99-510 COUNTY NAME COUNTY NO. STATE SIGNATURE INSERT S 4-30 41 DATE ISSUED 10-13-99 K. Dillman 10-13-2000 43 MM DO YY 48 CO SIGNATURE EXP. DATE NORTH GRID S83 000 EAST GRID 0658 000 50 55 57 63	
METHOD OF DRILLING (circle one) BORED (or Augered) JETTED Jetted & DRIVEN 30 AIR-ROTary AIR-PERCussion ROTARY (Hydraulic Rotary) 37 CABLE REVERSE-ROTary DRIVE-POINT other		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 650 N 580 DRAW A SKETCH BELOW SHOWING LOCATION OF WELL IN RELATION TO NEARBY TOWNS AND ROADS AND GIVE DISTANCE FROM WELL TO NEAREST ROAD JUNCTION 	
REPLACEMENT OR DEEPEMED WELLS (CIRCLE APPROPRIATE BOX) ☐ THIS WELL WILL NOT REPLACE AN EXISTING WELL ☐ THIS WELL WILL REPLACE A WELL THAT WILL BE ABANDONED AND SEALED ☒ THIS WELL WILL REPLACE A WELL THAT WILL BE USED AS A STANDBY-CONTACT LOCAL APPROVING AUTHORITY FOR POLICY ON STANDBY WELLS ☐ 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 54 GAP 63 PERMIT No. FR-94 - 1746 70 71 72 73 74 75 76 77 78 79	
SPECIAL CONDITIONS NOTE - APPROVING AUTHORITIES SHOULD USE SEPARATE SHEET IF NEEDED -			

FREDERICK COUNTY HEALTH DEPARTMENT WELL PERMIT

Applicant or Owner EDWARD H KEAN Phone No. 703-777 8498

Mailing Address 14331 Newvalley Church Rd Leesburg, Va 20176

Street Address of Property DOGWOOD LANE

Subdivision EDINBURG FOREST Section or Block _____ Lot 3

Acreage or square feet 6 Acres Tax Map 66 Parcel 980-A

Type of water supply now: 2nd water well - 1st well did not have enough yield for owner

Well to furnish water to: Home X Farm _____ Public or Private water Co. _____ Industrial Commercial _____ Test Well _____ Heat Pump _____

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Signature of Applicant Edward H Kean Date 9/10/99

Owner X Contractor _____ Well Driller _____ Agent _____

TO BE COMPLETED BY HEALTH DEPARTMENT

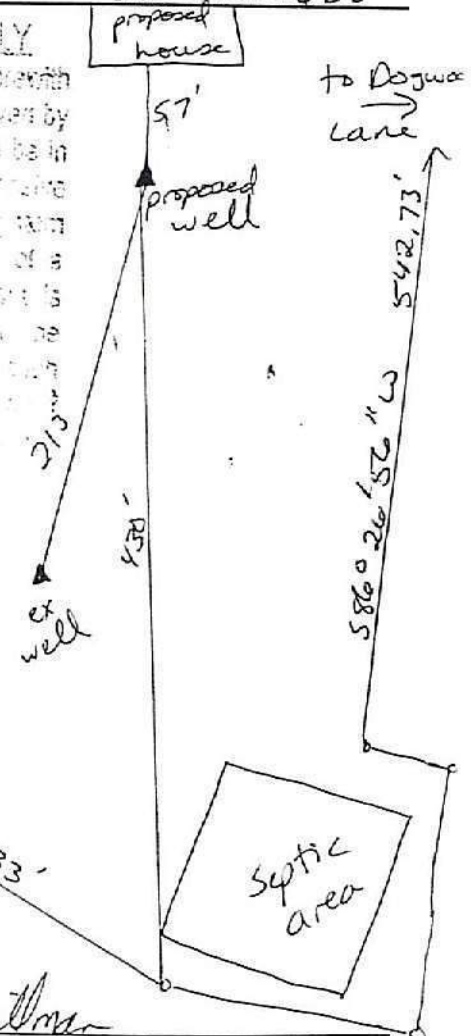
North Grid 543 East Grid 0658

Notes:

- 1) 1" $\approx$ 100'
- 2) well to be at least:
 - 10' from side & rear property lines
 - 15' from front property line &/or road frontage
 - 38' from all proposed buildings
 - 100' from all septic areas &/or septic systems
- 3) well to be higher in elevation than septic area
- 4) Drawn from field measurements & plat

NOTICE-BEAD CAREFULLY

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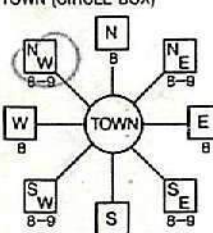
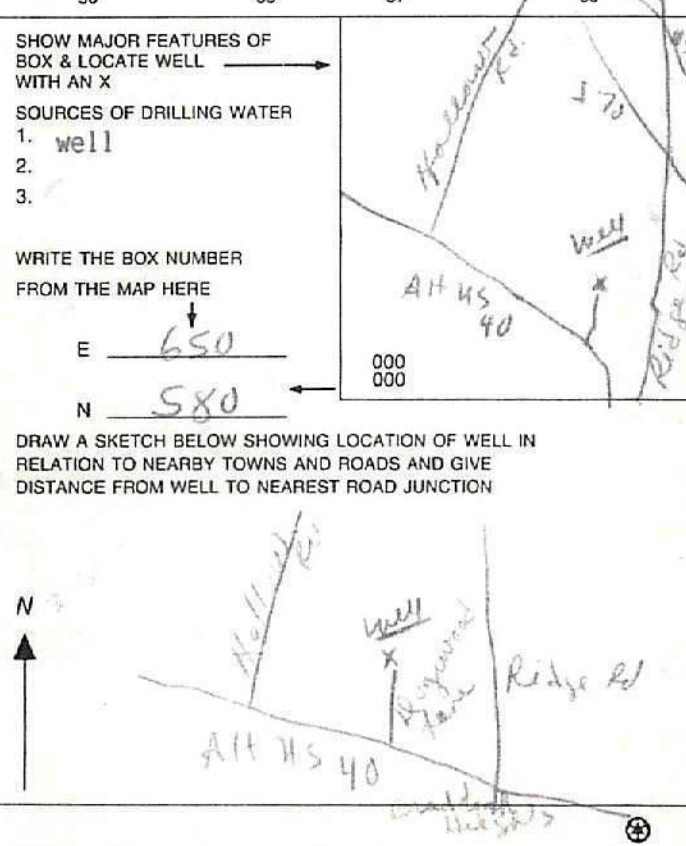
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OWNER INFORMATION Kean Edward 15 Last Name Owner First Name 34 14331 Newvalley Church Road 36 Street or RFD 55 Leesburg Va. 20176 57 Town 70 State 72 Zip 76			B 4 DIRECTION OF WELL FROM TOWN (CIRCLE BOX) 	
DRILLER INFORMATION Robert L. Cline M W D 139 Driller's Name 76 License No. 81 Cline and Dvual, Inc. Firm Name 8093 Hillmark Ct. Frederick 21704 Address Robert L. Cline 10/12/99 Signature Date				
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NOT TO BE FILLED IN BY DRILLER HEALTH DEPARTMENT APPROVAL Frederick 99-510 COUNTY NAME COUNTY NO. STATE SIGNATURE _____ INSERT S _____ DATE ISSUED 10-13-99 1 11/11/99 43 MM DD YY 48 CO SIGNATURE EXP. DATE NORTH GRID 583 000 EAST GRID 0658 000 50 55 57 63				
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County Well Permit No. 93-292

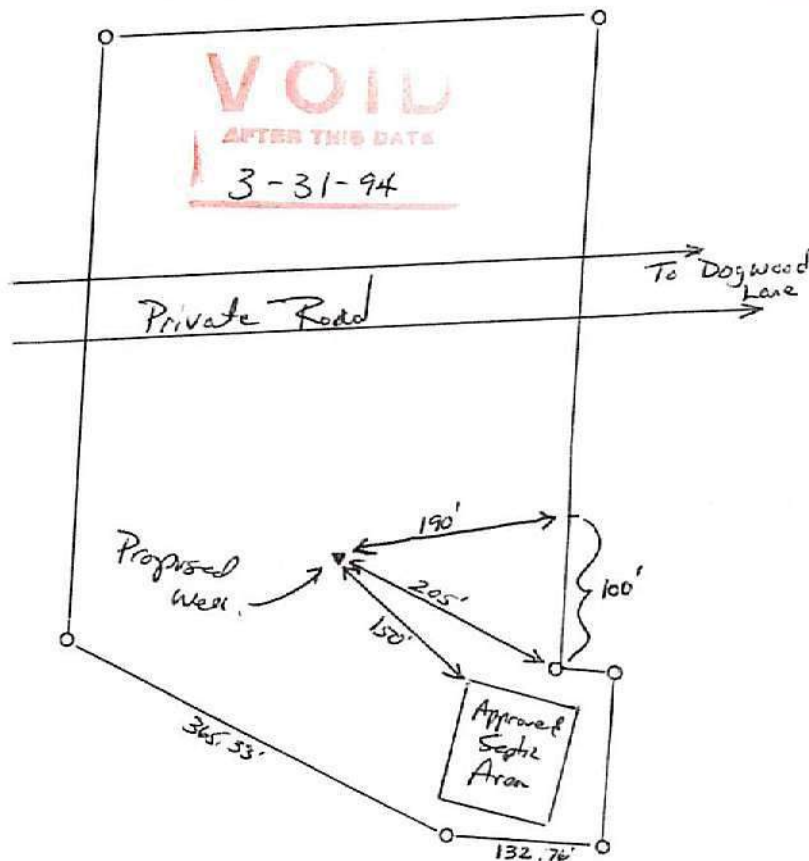
FREDERICK COUNTY HEALTH DEPARTMENT WELL PERMIT

Applicant or Owner Mr. & Mrs. Robert C. Gray Driller Cline N. Duwall
 Street or R.F.D. 7535 B Hollow Rd.
 Location of Property 3/4 mile north of Rt. 40A on Dogwood Lane
Exg Addition to Edinburg Forrest Tax Map 65/66 Parcel 14/980
 If Subdivision: (Name) Edinburg Forrest Block or Section _____ Lot 3
 Area of Lot _____ Square Feet _____ or Acres 6.0 Well To Furnish water to: Home ☒ Farm _____
 Public or _____ Industrial _____
 Private Water Co. _____ Commercial _____ Test Well _____ Heat Pump _____

This application is made with the understanding that the well will be drilled only at the place designated by the Health Department and as shown in the sketch below. A completion certificate of this well must be filed by the driller, at the Health Department, within forty-five (45) days after completion of drilling. All well drilling operations will be carried out in accordance with regulations of the State Department of Health. Drilling at any other location, other than shown on sketch, **VOIDS** this approval certificate.

Robert C. Gray Signature of Applicant Sept. 13/93 Date
 Owner _____ Contractor _____ Well Driller _____ Agent _____

TO BE COMPLETED BY HEALTH DEPARTMENT North Grid 584 East Grid 0656



Notes

1. Not to scale.
2. Taken from plat
3. Well must be at least:
 - 100' from any septic area
 - 30' from any building
 - 10' from side/rear prop line
 - 15' from front prop line
4. Well must be higher in elevation than septic area.

NOTE - READ CAREFULLY

The applicant for this permit is herewith advised that the property to be served by this system is in an area shown to be in the Frederick County Comprehensive Water and Sewerage Plan. The system for which this permit is issued is of a temporary nature and the applicant is herewith advised that it must be disconnected and connected to any such future community system if and when it becomes available to serve the property.

The property described above has been inspected and the well site approved as shown.

Date of Approval 9-13-93 Sanitarian Daniel Becker

FREDERICK COUNTY WELL COMPLETION REPORT

Frederick County Health Department
350 Montevue Lane
Frederick, Maryland 21702

COMPLETION
DATE 11/4/93

Well Tag No. FR-88-3677 Maryland Coordinate Location — North 580 East 650

TO BE COMPLETED BY WELL DRILLER AND SUBMITTED TO THE FREDERICK COUNTY HEALTH DEPARTMENT WITHIN 45 DAYS AFTER COMPLETION OF WELL.

OWNER FRY Robert ADDRESS 7535 B Hollow Rd. Middletown
Last First MD 21769

LOCATION OF PROPERTY W/S Dogwood Lane

If subdivision (Name) Edinburg Forest Lot 3 Section _____ Blk. _____

REASON FOR DRILLING WELL: (Circle One) (1) New well (first water supply on property)

(2) Replace drilled well which was not adequate or went dry (3) Replaced a drilled well which was contaminated (4) Replace drilled well (Other reason _____)

(5) Replaces a hand dug well (6) Replaces a spring (7) Replaces a cistern (8) A well which is drilled deeper (9) Second well - double system to meet minimum yield standard.

CONSTRUCTION CHARACTERISTICS

(1) Total depth of well 425 feet. Static water level 4'2" (when not pumping). Amount of reservoir 574 gallons (depth of water column × 1.5/gal./ft.)

(2) All depths at which water was encountered _____ Cased off _____ Flowing into well 90-391

(3) Number of dry holes _____ Depths _____

(4) Amount of casing used 49 ft. Size 6 1/4" (diameter/inches) Type metal
(metal/plastic) What type of joints Threaded (threaded, welded, glued, etc.)

Amount of casing above ground 12 inches.

(5) Type of grout Cement Amount of grout used 1'2" (bags, gallons).
Bit size through overburden 9 inches Other _____ inches.

PERFORMANCE CHARACTERISTICS

(1) Yield of well 10 gallons/per/minute (exact) Type of test - (Rig) rig

(Pump) _____

(2) Number of hours tested 1 Draw down water level at the time of test 425'

Any additional comments or conditions concerning the well: _____

I HEREBY CERTIFY THAT THE ABOVE INFORMATION CONCERNING THIS WELL IS TRUE AND CORRECT.

Name - Well Drilling Firm Cline & Durall, Inc.

License Number 139 Robert Cline
Drillers Signature

1552
SEQUENCE NO.
(DENV USE ONLY)

STATE OF MARYLAND WELL COMPLETION REPORT

FILL IN THIS FORM COMPLETELY
PLEASE PRINT OR TYPE

THIS REPORT MUST BE SUBMITTED WITHIN
45 DAYS AFTER WELL IS COMPLETED.

COUNTY
NUMBER

PERMIT NO. 13-292
FROM "PERMIT TO DRILL WELL"
FR-88-3677
28 29 30 31 32 33 34 35 36 37

ST/CO USE ONLY
DATE Received

DATE WELL COMPLETED

Depth of Well
22 425 26
(TO NEAREST FOOT)

OWNER FRV last name 7635 B Hollow Road first name Robert TOWN Princess Anne
STREET OR RFD Edinburg Forest SECTION 10 LOT 3
SUBDIVISION

WELL LOG

Not required for driven wells

STATE THE KIND OF FORMATIONS
PENETRATED, THEIR COLOR, DEPTH,
THICKNESS AND IF WATER BEARING

DESCRIPTION (Use
additional sheets if needed)

FEET
FROM TO

Check
if water
bearing

BROWN SHALE 0 41
GREEN MT
ROCK 41 425 ✓

GROUTING RECORD

WELL HAS BEEN GROUTED ☒ yes ☐ no
(Circle Appropriate Box)

TYPE OF GROUTING MATERIAL

CEMENT CM BENTONITE CLAY BC

NO. OF BAGS 12 NO. OF POUNDS 1125

GALLONS OF WATER 72

DEPTH OF GROUT SEAL (to nearest foot)

from 0 ft. to 48 ft.
48 TOP 52 54 BOTTOM 58
(enter 0 if from surface)

CASING RECORD

casing
types
insert
appropriate
code
below

ST CO
STEEL CONCRETE
PL OT
PLASTIC OTHER

MAIN CASING TYPE ST Nominal diameter top (main) casing (nearest inch) 6 Total depth of main casing (nearest foot) 49

OTHER CASING (if used)
diameter inch depth (feet) from to

screen type
or open hole
insert
appropriate
code
below

SCREEN RECORD

ST BR HO
STEEL BRASS OPEN
BRONZE HOLE
PL OT
PLASTIC OTHER

DEPTH (nearest ft.)
1 110 48 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)
from to

GRAVEL PACK
IF WELL DRILLED WAS
FLOWING WELL INSERT
F IN BOX 68

OEP 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

C 3

PUMPING TEST

HOURS PUMPED (nearest hour) 1

PUMPING RATE (gal. per min. to nearest gal.) 10

METHOD USED TO MEASURE PUMPING RATE Time

WATER LEVEL (distance from land surface)

BEFORE PUMPING 42

WHEN PUMPING 425

TYPE OF PUMP USED (for test)

A air P piston T turbine
C centrifugal R rotary O other (describe below)
J jet S submersible

PUMP INSTALLED

DRILLER WILL INSTALL PUMP YES ☒ NO ☐

IF DRILLER INSTALLS PUMP, THIS SECTION
MUST BE COMPLETED FOR ALL WELLS
EXCEPT HOME USE

TYPE OF PUMP INSTALLED
PLACE (A,C,J,P,R,S,T,O)
IN BOX - SEE ABOVE:

CAPACITY:
GALLONS PER MINUTE (to nearest gallon)

PUMP HORSE POWER

PUMP COLUMN LENGTH (nearest ft.)

CASING HEIGHT (circle appropriate box and enter casing height)

+ above
- below LAND SURFACE (nearest foot)

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)

well 190' from house
205'
DOGWOOD LAVE
ALT RT 40

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

I HEREBY CERTIFY THAT THIS WELL HAS BEEN CONSTRUCTED IN
ACCORDANCE WITH COMAR 26.04.04 "WELL CONSTRUCTION"
AND IN CONFORMANCE WITH ALL CONDITIONS STATED IN THE
ABOVE CAPTIONED PERMIT, AND THAT THE INFORMATION PRE-
SENTED HEREIN IS ACCURATE AND COMPLETE TO THE BEST OF
MY KNOWLEDGE.

DRILLERS IDENT. NO. 139

DRILLERS SIGNATURE
(MUST MATCH SIGNATURE ON APPLICATION)

SITE SUPERVISOR (sign. of driller or journeyman
responsible for sitework if different from permittee)

STATE PERMIT NUMBER

COUNTY

NOTES:

- 1) Not to scale
- 2) No part of septic may have greater than 24" of cover
- 3) Use sch 40 PVC throughout
- 4) No 90 degree bends in sewer line
- 5) **Septic tank:** 1000 gallon approved concrete septic tank with 6" sch 40 PVC clean out stand-up pipe cemented over inlet port to extend 8" above final grade
10' from house
75' from existing well
- 6) **Clean outs required every 75'**
- 7) Deep Trench: 2 - 100' trenches, 5' total depth, 3' liquid depth, 3' wide, 18" cover, 9' apart wall to wall
- 8) No basement bathroom facilities using gravity flow
- 9) No buildings, utility lines, or driveways over septic area
- 10) No fill over septic area, original ground level and contour to be maintained
- 11) Place crushed stone under sewer line when pipe does not rest on undisturbed ground
- 12) Speedy levelers must be used in distribution box when more than one trench is required

Installer responsible for verifying contour prior to installation to ensure that deep trenches are placed along highest contours of septic area

Transit must be used!

- 13) Contact Health Department if installation of septic system varies in any way from this permit!

Applicant: Edward Kean
14331 New Valley Church Rd
Leesburg VA 20176

Subdivision: Edinburgh Forest
Lot 3

B0000194

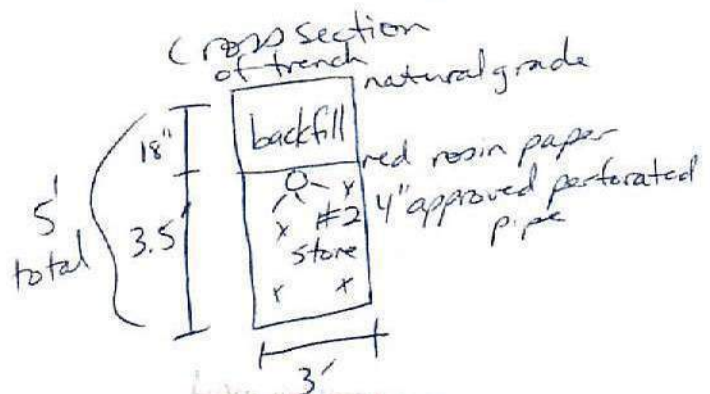
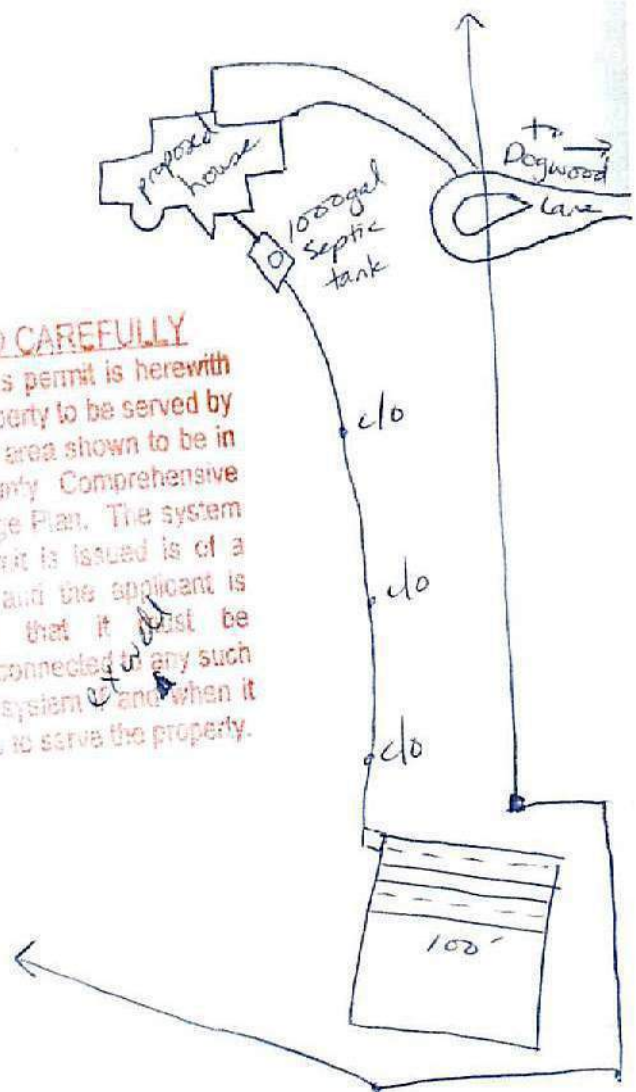
Kimberly Dillman
2-7-00

VOID
AFTER THIS DATE

8-31-00

NOTICE-READ CAREFULLY

The applicant for this permit is herewith advised that the property to be served by this system is in an area shown to be in the Frederick County Comprehensive Water and Sewerage Plan. The system for which this permit is issued is of a temporary nature and the applicant is herewith advised that it must be disconnected and connected to any such future community system and when it becomes available to serve the property.



INSPECTIONS

1. County Health Department should be contacted 24 hours BEFORE you are ready to cover installation so that inspection can be made for final approval. Please call between 8-10 A.M. Monday-Friday.
2. Inspection before of septic tank and coverage pits must be partially open for inspection.
3. If distribution box is required, sufficient water must be provided to verify all lines are level.

JUL 25 11:01

LIBERT 720 FOLIO 103

THIS RIGHT OF WAY EXCHANGE, made this 9th day of July, 1991, by Frank W. Rothenhoefer, Jr., Robert J. Rothenhoefer, Ann R. Fry, Ethel P. Rothenhoefer, Joan F. Rothenhoefer, Robert Crum Fry, Frank W. Rothenhoefer, III, Jane R. Christ (Rothenhoefer), Robert J. Rothenhoefer, Jr., Gregory A. Rothenhoefer, Lori R. Powell (Rothenhoefer), Robert Crum Fry, Jr. and Wilfred Brian Fry, of Frederick County, State of Maryland.

W I T N E S S E T H;

WHEREAS, in consideration of the relinquishing of a fifty (50) foot private road, as more particularly set out in this RIGHT OF WAY EXCHANGE and the granting of a new fifty (50) foot right of way as hereinafter set forth, we, the said Frank W. Rothenhoefer, Jr., Robert J. Rothenhoefer, Ann R. Fry, Ethel P. Rothenhoefer, Joan F. Rothenhoefer, Robert Crum Fry, Frank W. Rothenhoefer, III, Jane R. Christ (Rothenhoefer), Robert J. Rothenhoefer, Jr., Gregory A. Rothenhoefer, Lori R. Powell (Rothenhoefer), Robert Crum Fry, Jr. and Wilfred Brian Fry, do hereby grant and convey a fifty (50) foot right of way for ingress and egress as more particularly set forth herein unto ANN R. FRY, ROBERT CRUM FRY, ROBERT CRUM FRY, JR., and WILFRED BRIAN FRY, their heirs and assigns, also reserving said Right of Way unto themselves, theirs heirs and assigns.

BEING a fifty (50) foot right of way as shown on the final Plat of Subdivision for Lot 4, Section 4, Plat 1 of Edinburgh Forest, intended to be recorded prior hereto among the Records of Frederick County, Maryland, immediately south of the following two lines:

- (1) South 59 deg. 27' 30" West 746.52 feet
- (2) South 86 deg. 14' 18" West 248.75 feet

The said Ann R. Fry, Robert Crum Fry, Robert Crum Fry, Jr., and Wilfred Brian Fry, in consideration as aforesaid, do hereby release and extinguish unto Frank W. Rothenhoefer, Jr., Robert J. Rothenhoefer, Ann R. Fry, Ethel P. Rothenhoefer, Joan F. Rothenhoefer, and Robert Crum Fry, Frank W.

FREDERICK COUNTY CIRCUIT COURT (Land Records) CCK 1720, p. 1103, MSA_CE61_1564. Date available 09/19/2005. Printed 08/18/2025.

19/8

29.00
2.00
13.47 #
133.00
17/15/91

LIBERTY 120 FOLIO 104

Rothenhoefer, III, Jane R. Christ (Rothenhoefer), Robert J. Rothenhoefer, Jr., Gregory A. Rothenhoefer, Lori R. Powell (Rothenhoefer), Robert Crum Fry, Jr., Wilfred Brian Fry, a fifty (50) foot wide private road shown in Plat Book 16, folio 177, as an extension of the forty (40) foot wide street on Catoctin Avenue, Plat 1, as recorded in Plat Book 3, folio 54, among the Land Records of Frederick County, Maryland.

WITNESS our hands and seals on the date first above written.

WITNESS:

<u>Richard C. Hall</u>	<u>Frank W. Rothenhoefer, Jr.</u> (SEAL)
<u>Richard C. Hall</u>	<u>Robert J. Rothenhoefer</u> (SEAL)
<u>Richard C. Hall</u>	<u>Ann R. Fry</u> (SEAL)
<u>Richard C. Hall</u>	<u>Ethel P. Rothenhoefer</u> (SEAL)
<u>Richard C. Hall</u>	<u>Joan F. Rothenhoefer</u> (SEAL)
<u>Richard C. Hall</u>	<u>Robert Crum Fry, Jr.</u> (SEAL)
<u>Richard C. Hall</u>	<u>Frank W. Rothenhoefer, III</u> (SEAL)
<u>Richard C. Hall</u>	<u>Jane R. Christ (Rothenhoefer)</u> (SEAL)
<u>Richard C. Hall</u>	<u>Robert J. Rothenhoefer, Jr.</u> (SEAL)
<u>Richard C. Hall</u>	<u>Gregory A. Rothenhoefer</u> (SEAL)
<u>Richard C. Hall</u>	<u>Lori R. Powell (Rothenhoefer)</u> (SEAL)
<u>Richard C. Hall</u>	<u>Robert Crum Fry, Jr.</u> (SEAL)
<u>Richard C. Hall</u>	<u>Wilfred Brian Fry</u> (SEAL)
<u>Richard C. Hall</u>	<u>Ann R. Fry</u> (SEAL) -
<u>Richard C. Hall</u>	<u>Robert Crum Fry, Jr.</u> (SEAL) -
<u>Richard C. Hall</u>	<u>Robert Crum Fry, Jr.</u> (SEAL) -

LIBER 1720 FOLIO 1105

R. C. H.

Wilfred Brian Fry (SEAL)
Wilfred Brian Fry

STATE OF MARYLAND, FREDERICK COUNTY, TO-WIT:

I hereby certify that on this 9th day of July, 1991, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Frank W. Rothenhoefer, Jr. Robert J. Rothenhoefer, Ann R. Fry, Ethel P. Rothenhoefer, Joan F. Rothenhoefer, Robert Crum Fry, Frank W. Rothenhoefer, III, Jane R. Christ (Rothenhoefer), Robert J. Rothenhoefer, Jr., Gregory A. Rothenhoefer, Lori R. Powell (Rothenhoefer), and Wilfred Brian Fry and acknowledged the foregoing Right of Way Exchange to be their act and deed.

WITNESS my hand and Notarial Seal.

R. C. H.
Notary Public
My Commission Expires: 1/1/93
FREDERICK COUNTY, MARYLAND

Maryland
STATE OF ~~DELAWARE~~

I hereby certify that on this 9th day of July, 1991, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Robert Crum Fry, Jr. and acknowledged the foregoing Right of Way Exchange to be his act and deed.

WITNESS my hand and Notarial Seal.

R. C. H.
Notary Public
My Commission Expires: 1/1/93
FREDERICK COUNTY, MARYLAND

MAIL TO:

I, the undersigned, hereby certify that I am an attorney duly admitted to practice before the Court of Appeals of the State of Maryland, and that the within instrument was prepared under my supervision.

Ralph W. Gastley, Jr.
Ralph W. Gastley, Jr.

COUNTY & STATE TAX CERTIFICATION

7/16/91 *M. B. L.* *Ca. Treas.*
Date

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Frederick County

Pharis White
by 7/16/91 Date

No Consideration
Ralph W. Gastley, Jr.



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 10/13/2025 ■ ADDENDUM to Contract of Sale dated _____
 between Buyer _____
 and Seller Edward H. Kean
 for Property known as 7442 Dogwood Lane, Middletown, MD 21769

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.**

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

ADDITIONAL INCLUSIONS (SPECIFY): _____

ADDITIONAL EXCLUSIONS (SPECIFY): _____

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	☒ Well	
Sewage Disposal	☐ Public	☒ Septic	☐ Other _____
Heating	☒ Gas	☐ Electric	☐ Oil ☐ Heat Pump ☐ Other _____
Hot Water	☒ Gas	☐ Electric	☐ Oil ☐ Other _____
Air Conditioning	☒ Gas	☐ 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 _____ Date <u>10/13/2025</u>
-------------------------------------	---

Buyer Signature _____ Date _____	Seller Signature _____ Date _____
-------------------------------------	--------------------------------------





FREDERICK
COUNTY
ASSOCIATION OF
REALTORS®

HOMEOWNER'S INSURANCE DISCLOSURE



FREDERICK
COUNTY
ASSOCIATION OF
REALTORS®

Property Address: 7442 Dogwood Lane, Middletown, MD 21769

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 1 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:

copy of claim attached;
leaking pipe in garage ceiling from
in law suite.

The current insurance company is: Geico

Edward H. Kean 10/13/2025
Seller's Signature/Date

Buyer's Signature/Date

Seller's Signature/Date

Buyer's Signature/Date

Updated January 2021

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For the sole use of the Fredrick County Association of Realtors, Inc. and its members; to be used in Maryland only. This form may not be altered, except as negotiated by the parties to this Contract. The Association, its members, and employees assume no responsibility if this form fails to protect the interests of any party.



INVOICE

Amount Due (USD):
Card \$0.00 ACH \$0.00
PAID

BILL TO:
Maria Kean
19342101
7442 Dogwood Lane
Middletown, MD 21769 USA

SHIP TO:
Maria Kean
19342101
7442 Dogwood Lane
Middletown, MD 21769 USA

P.O. Number:
Sales Rep: **DG**
Estimator: **DC**
Invoice No: **7715-2**
Status: **Paid**
Invoice Date: **9/25/2024**
Due Date: **10/25/2024**
Total Card: **\$6,313.50**
Total ACH: **\$6,100.00**

Product/Service	Quantity	Unit Price CARD / ACH	Total CARD / ACH
Water Mitigation Services - Fee	1.00	\$7,237.22 / \$6,992.48	\$7,237.22 / \$6,992.48
Courtesy Discount	1.00	-\$923.72 / -\$892.48	-\$923.72 / -\$892.48

Please Note: If any invoiced amount is not received by the mentioned due date, then those charges may accrue late fee of 1.50% of the outstanding balance every 30 days, or the maximum rate permitted by the law, whichever is lower.

	Card	ACH
Subtotal:	\$6,313.50	\$6,100.00
Tax:	\$0.00	\$0.00
Invoice Amount:	\$6,313.50	\$6,100.00
Previous Payment(s):	\$6,100.00	
Amount Due (USD)	\$0.00	\$0.00

Thank you for doing business with us!



Tri State Restorations, LLC
PO Box 1077 Suite 600
Clarksburg, MD 20871

Contact
(866) 818-1949
accounting@tristaterestores.com

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENTProperty Address: **7442 Dogwood Lane, Middletown, MD 21769**Legal Description: **LOT 3 6 ACRES DOGWOOD LANE****NOTICE TO SELLER AND PURCHASER**

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

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

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

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

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

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

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

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

How long have you owned the property? _____

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

Water Supply ☐ Public ☒ Well ☐ Other _____
 Sewage Disposal ☐ Public ☒ Septic System approved for 5 (# of bedrooms) **Other Type** _____

Garbage Disposal ☒ Yes ☐ No
 Dishwasher ☒ Yes ☐ No
 Heating ☐ Oil ☒ Natural Gas ☐ Electric ☐ Heat Pump Age _____ ☐ Other _____
 Air Conditioning ☐ Oil ☐ Natural Gas ☒ Electric ☐ Heat Pump Age _____ ☐ Other _____
 Hot Water ☐ Oil ☒ Natural Gas ☐ Electric Capacity _____ Age _____ ☐ Other _____

Please indicate your actual knowledge with respect to the following:

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

Comments: _____

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

Comments: _____

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

Type of Roof: Shingle Age 24

Comments: _____

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

Comments: _____

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

Comments: _____

Any defects (structural or otherwise)? ☐ Yes ☒ No ☐ Unknown

Comments: _____

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

Comments: _____

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

Comments: _____

Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown

Comments: _____

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

Comments: _____

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

Comments: _____

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

☐ Yes ☒ No ☐ Unknown

Comments: _____

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

Are the smoke alarms over 10 years old? ☐ Yes ☒ No

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

Comments: _____

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

When was the system last pumped? Date _____ ☒ Unknown

Comments: _____

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

Comments: _____

Home water treatment system: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Fire sprinkler system: ☐ Yes ☒ No ☐ Unknown ☐ Does Not Apply

Comments: _____

Are the systems in operating condition? ☒ Yes ☐ No ☐ Unknown

Comments: _____

11. Insulation:

In exterior walls? ☒ Yes ☐ No ☐ Unknown

In ceiling/attic? ☒ Yes ☐ No ☐ Unknown

In any other areas? ☒ Yes ☐ No Where? _____

Comments: _____

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

☐ Yes ☒ No ☐ Unknown

Comments: _____

Are gutters and downspouts in good repair? ☒ Yes ☐ No ☐ Unknown

Comments: _____

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

Comments: _____

Any treatments or repairs? ☐ Yes ☒ No ☐ Unknown

Any warranties? ☐ Yes ☒ No ☐ Unknown

Comments: _____

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

If yes, specify below

Comments: _____

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

☒ Yes ☐ No ☐ Unknown

Comments: _____

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

If yes, specify below

Comments: _____

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

Comments: _____

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

Comments: _____

18. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?

☐ Yes ☒ No ☐ Unknown If yes, specify below

Comments: _____

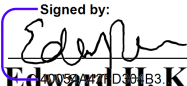
19. Are there any other material defects, including latent defects, affecting the physical condition of the property?

☐ Yes ☒ No ☐ Unknown

Comments: _____

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

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

Seller(s)  Signed by: _____ Date 11/22/2025
Edward H. Kean

Seller(s) _____ Date _____

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

Purchaser _____ Date _____

Purchaser _____ Date _____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

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

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

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

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

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

Seller _____ Date _____

Edward H. Kean

Seller _____ Date _____

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

Purchaser _____ Date _____

Purchaser _____ Date _____



**FREDERICK
COUNTY
ASSOCIATION OF
REALTORS®**

FREDERICK COUNTY NOTICES AND DISCLOSURES

This disclosure statement is attached to and hereby made a part of the Contract dated _____ between _____ (Buyers(s)) and _____ (Seller(s)) for the property located in the County of Frederick, State of Maryland, described as _____ located at _____ (the "Property").
7442 Dogwood Lane, Middletown, MD 21769

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

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

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

Revised 06/01/2025

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Page 1 of 2

4. **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.

5. **MARYLAND PIEDMONT RELIABILITY PROJECT ELECTRIC POWER LINE --** This disclosure pertains to properties in Baltimore, Carroll, and Frederick Counties.

The Maryland Piedmont Reliability Project ("Project") is a *PROPOSED* 500 KV electric power line transmission system expected to cross BALTIMORE, CARROLL, AND FREDERICK COUNTIES. If this property is located in Baltimore, Carroll, or Frederick County, it is strongly advised you obtain further information from the websites below to determine whether the proposed transmission line will affect the property directly or indirectly.

Project website:

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

Maryland Public Service Commission website: <https://www.psc.state.md.us/>

Eduard H. Kean 10/13/2025
SELLER DATE

BUYER DATE

SELLER DATE

BUYER DATE





GENERAL ADDENDUM

Special provisions attached to and hereby made a part thereof, the Contract dated _____
 on Lot 3, Block _____, Subdivision _____,
7442 Dogwood Lane, Middletown, MD 21769,
 located in FREDERICK County, Maryland between
 (Purchasers) _____
 and (Sellers) Edward H. Kean

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

Edward H. Kean 10/13/2025
 Seller

Purchaser

Seller

Purchaser

Date

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 _____
and Seller Edward H. Kean for Property
known as 7442 Dogwood Lane, Middletown, MD 21769

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.

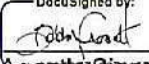
Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (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 _____	 Seller's Signature _____ 10/13/2025 Date
Buyer's Signature _____ Date _____	Seller's Signature _____ Date _____
Agent's Signature _____ Date _____	DocuSigned by:  Agent's Signature _____ 10/13/2025 Date Bobbi Prescott

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.

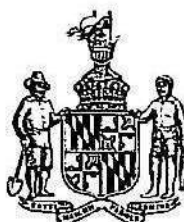
As a Buyer, you acknowledge that you have reviewed the MLS printout prior to entering into a purchase agreement with the Seller. You understand information contained within the MLS printout could contain errors and inadvertent inaccuracies.

Buyer _____ Date _____ Seller *Edward H. Keen* Date 10/13/2025

Buyer _____ Date _____ Seller _____ Date _____

Property Address 7442 Dogwood Lane, Middletown, MD 21769





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: 7442 Dogwood Lane, Middletown, MD 21769

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

<u>Edward K. Kern</u>	<u>10/13/2025</u>		
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:

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
-----------	------	-----------	------



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.

Edward H. Kean

DATE: 10/13/2025

DATE: _____



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This form is intended for use by members only.





EQUAL HOUSING
OPPORTUNITY

From: RE/MAX Results ("Broker")



EQUAL HOUSING
OPPORTUNITY

From: RE/MAX Results ("Broker")