

100 Lombardy Drive, 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
- Plat
- Aerial lot lines from public records
- SDAT Record
- Current Tax Bill
- 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
- Disclosure of Information on Lead-Based Paint
- Maryland Lead Poisoning Program Disclosure
- Consent for Dual Agency
- Notification of Dual Agency Within a Team
- Affiliated Business Disclosure
- Deed and Covenants

PLEASE LEAVE THIS COPY AT THE PROPERTY

- these documents are available online, in the MLS -

Frederick County, Maryland

Property Report:

100 LOMBARDY DR
MIDDLETOWN MD 21769



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

General Information

Municipality: Middletown
 Tax Account: 1103134075
 Tax Map/Parcel: 0501 /1243
 Plat: [0004/0152](#)
 Census Tract: 752601
 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: [03-001](#)
 Legislative District: [04](#)
 Congressional District: [6](#)
 Council District: [1](#)

Services Information

Recycle Day: [Red Wednesday](#)
 Water Service: Yes
 Sewer Service: Yes
 Broadband: [National Broadband Map](#)

School Districts

High: Middletown High
 Middle: Middletown Middle
 Elementary/Primary: Middletown Elementary
 Primary: Middletown Primary

Public Safety Information

Police District: [Frederick County Sheriffs Office](#)
 Fire Station Number: 7
 Fire Station:
 Registered Sex Offenders Within 1/4 Mile: 0
 Reported Crimes Within 1/4 Mile (2017) * : 50
 Hospital: [Frederick Health Hospital](#)

Closest Points of Interest

Library: [Middletown](#)
 Park: Cone Branch Trail
 Farmer's Market: [Middletown Farmer's Market](#)
 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-4-039 / Middletown Historic District

F-4-038 / Airview Survey District

F-4-105 / Bridge F-0304

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.



Search...

Tools

I want to...

0 30 60ft

Street/A...

Frederick County,
Maryland



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 - 03 Account Identifier - 134075

Owner Information

Owner Name: GUYTON ROBERT D ET AL Use: RESIDENTIAL
 GUYTON MARGARET N Principal Residence: YES
 Mailing Address: 100 LOMBARDY DRIVE Deed Reference: /12238/ 00328
 MIDDLETOWN MD 21769-

Location & Structure Information

Premises Address: 100 LOMBARDY DR Legal Description: LT 19 SEC 1 90.82X
 MIDDLETOWN 21769-0000 129X110X103.98X48.04
 WOODMERE SOUTH

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
065B	18	1243	3020008.11	0000				2024	Plat Ref:

Town: MIDDLETOWN

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1966	1,537 SF	300 SF	14,374 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	BRICK/	4	2 full	1 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	79,200	95,000		
Improvements	219,500	287,400		
Total:	298,700	382,400	354,500	382,400
Preferential Land:	0	0		

Transfer Information

Seller: SUMMERS DIANE M ETAL	Date: 01/19/2018	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /12238/ 00328	Deed2:
Seller: GUYTON, ROBERT D. & MARGARET	Date: 12/08/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05745/ 00557	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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: Approved 06/23/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

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	03-134075	2026	FY	PRINCIPAL RESIDENCE	2734276	07/01/2025

GUYTON ROBERT D ET AL
 GUYTON MARGARET N
 100 LOMBARDY DRIVE
 MIDDLETOWN, MD 21769

Property Location
 100 LOMBARDY DR

Property Description
 LT 19 SEC 1 90.82X
 129X110X103.98X48.04
 WOODMERE SOUTH

Liber 12238 Folio 328

Charges	Assessment/Units	Rate	Amount
STATE TAXES	354,500	.112000	397.04
COUNTY TAXES	354,500	1.110000	3,934.95
MIDDLETOWN TAX	354,500	.232000	822.44
SYSTEM BENEFIT CHG	1	88.0000	88.00
HMSTD COUNTY TAX CR	-25,183	1.110000	-279.53
HMSTD MUN TAX CR	-25,183	.232000	-58.42
TOTAL			4,904.48
TOTAL DUE			4,904.48

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.
03-134075	2026	FY	2734276

Return this coupon with your payment

2nd Semiannual Payment Schedule

If paid in:	Disc/Int	Amount Due
DEC	68.43	2,476.67
JAN	91.24	2,499.48
FEB	114.05	2,522.29

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

GUYTON ROBERT D ET AL
 GUYTON MARGARET N
 100 LOMBARDY DRIVE
 MIDDLETOWN, MD 21769

Make checks payable to:
 Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

208202630273427650000238232300000000000

FREDERICK COUNTY MARYLAND

Parcel ID	Year	Bill Type	Bill No.
03-134075	2026	FY	2734276

Choose payment option below
 Return this coupon with your payment

Annual Payment Schedule

If paid in:	Disc/Int	Amount Due
JUL	-51.84	4,852.64
AUG	-25.92	4,878.56
SEP	0.00	4,904.48
OCT	46.52	4,951.00
NOV	92.98	4,997.46
DEC	139.50	5,043.98
JAN	186.00	5,090.48
FEB	232.50	5,136.98

1st Semiannual Payment Schedule

If paid in:	Disc/Int	Amount Due
JUL	-25.92	2,470.32
AUG	-12.96	2,483.28
SEP	0.00	2,496.24
OCT	23.70	2,519.94
NOV	47.37	2,543.61

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

GUYTON ROBERT D ET AL
 GUYTON MARGARET N
 100 LOMBARDY DRIVE
 MIDDLETOWN, MD 21769

Make checks payable to:
 Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

208202630273427650000247032600000000000



**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 December 21, 2025 ■ ADDENDUM to Contract of Sale dated _____
between Buyer _____
and Seller Margaret N. Guyton, Joyce E. Keller, Sharon I. Toms
for Property known as 100 Lombardy Drive, 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.**

- | | | | |
|---|---|--|---|
| <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>5</u> | <input checked="" type="checkbox"/> Fireplace Screens/Doors | <input type="checkbox"/> Pool, Equipment & Cover | <input type="checkbox"/> Trash Compactor |
| <input type="checkbox"/> Central Vacuum | <input checked="" type="checkbox"/> Fireplace Equipment | <input checked="" type="checkbox"/> Refrigerator(s) # <u>1</u> | <input type="checkbox"/> Wall Mount TV Brackets |
| <input checked="" type="checkbox"/> Clothes Dryer | <input checked="" type="checkbox"/> Freezer | <input checked="" type="checkbox"/> w/ Ice Maker(s) # <u>1</u> | <input type="checkbox"/> Wall Oven(s) # _____ |
| <input checked="" type="checkbox"/> Clothes Washer | <input type="checkbox"/> Furnace Humidifier | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Water Filter |
| <input type="checkbox"/> Cooktop | <input checked="" type="checkbox"/> Garage Opener(s) # <u>2</u> | <input checked="" type="checkbox"/> Screens | <input type="checkbox"/> Water Softener |
| <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> Garage remote(s) # <u>4</u> | <input checked="" type="checkbox"/> Shades/Blinds | <input type="checkbox"/> Window A/C Unit(s) # _____ |
| <input type="checkbox"/> Drapery/Curtain Rods | <input checked="" type="checkbox"/> Garbage Disposal | <input checked="" type="checkbox"/> Storage Shed(s) # _____ | <input type="checkbox"/> Window Fan(s) # _____ |
| <input type="checkbox"/> Draperies/Curtains | <input type="checkbox"/> Hot Tub, Equipment & Cover | <input checked="" 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 type="checkbox"/> Exhaust Fan(s) # _____ | <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 checked="" type="checkbox"/> Public | <input type="checkbox"/> Well | | |
| Sewage Disposal | <input checked="" type="checkbox"/> Public | <input type="checkbox"/> Septic | <input type="checkbox"/> Other _____ | |
| Heating | <input type="checkbox"/> Gas | <input type="checkbox"/> Electric | <input checked="" type="checkbox"/> Oil | <input checked="" type="checkbox"/> Heat Pump |
| Hot Water | <input type="checkbox"/> Gas | <input type="checkbox"/> Electric | <input checked="" type="checkbox"/> Oil | <input type="checkbox"/> Other <u>oil burner for backup heat</u> |
| Air Conditioning | <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric | | <input type="checkbox"/> Other _____ |

Utility Service Providers: _____

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

Buyer Signature _____	Date _____	Signed by: Margaret N. Guyton by Sharon I. Toms, IIF 57844CF3678747E	Seller Signature Margaret N. Guyton	Date <u>12/21/2025</u>
Buyer Signature _____	Date _____	Joyce E. Keller	Seller Signature Joyce E. Keller, Sharon I. Toms	Date <u>12/21/2025</u>
		Sharon I. Toms		Date <u>12/21/2025</u>



HOMEOWNER'S INSURANCE DISCLOSURE

Property Address: 100 Lombardy Drive 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:

- 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.
- 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).

If item number 2 is checked, please describe the facts of the claim and/or conditions that may have led to a claim:

The current insurance company is: ERIE

Signed by: Margaret N. Guyton by Sharon I. Toms, IIF
57844CF367B747E

[Redacted Signature] 12/21/2025
Seller's Signature / Date Buyer's Signature / Date
Margaret N. Guyton

Joyce E. Keller 12/21/2025
Seller's Signature / Date Buyer's Signature / Date
Joyce E. Keller

Sharon I. Toms 12/21/2025
Seller's Signature / Date Buyer's Signature / Date
Sharon I. Toms

Updated December 2024

© Copyright 2019 Frederick County Association of REALTORS®

For the sole use of the Frederick 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.



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 100 Lombardy Drive, Middletown, MD 21769

Legal Description: LT 19 SEC 1 90.82X 129X110X103.98X48.04 WOODMERE SOUTH

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? Since 1966

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

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

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems? Yes No Unknown
Comments: _____

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

3. Roof: Any leaks or evidence of moisture? Yes No Unknown
Type of Roof: _____ Age _____
Comments: _____
Is there any existing fire retardant treated plywood? Yes No Unknown
Comments: _____

4. Other Structural Systems, including exterior walls and floors:
Comments: _____
Any defects (structural or otherwise)? Yes No Unknown
Comments: _____

5. Plumbing system: Is the system in operating condition? Yes No Unknown
Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms? Yes No Unknown
Comments: _____
Is the system in operating condition? Yes No Unknown
Comments: _____

7. Air Conditioning System: Is cooling supplied to all finished rooms? Yes No Unknown Does Not Apply
Comments: _____
Is the system in operating condition? Yes No Unknown Does Not Apply
Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?
 Yes No Unknown
Comments: _____

8A. Will the smoke alarms provide an alarm in the event of a power outage? Yes No
Are the smoke alarms over 10 years old? Yes No
If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018? Yes No
Comments: _____

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown Does Not Apply
When was the system last pumped? Date _____ Unknown
Comments: _____

10. Water Supply: Any problem with water supply? Yes No Unknown
Comments: _____
Home water treatment system: Yes No Unknown
Comments: _____
Fire sprinkler system: Yes No Unknown Does Not Apply
Comments: _____
Are the systems in operating condition? Yes No Unknown
Comments: _____

11. Insulation:
In exterior walls? Yes No Unknown
In ceiling/attic? Yes No Unknown
In any other areas? Yes No Where? _____
Comments: _____

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?
 Yes No Unknown
Comments: _____
Are gutters and downspouts in good repair? Yes No Unknown
Comments: _____

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

Comments: _____
Any treatments or repairs? Yes No Unknown
Any warranties? Yes No Unknown

Comments: _____

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

If yes, specify below

Comments: _____

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

Yes No Unknown

Comments: _____

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

If yes, specify below

Comments: _____

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

Comments: _____

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

Comments: _____

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

Yes No Unknown If yes, specify below

Comments: _____

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

Yes No Unknown

Comments: _____

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

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

Seller(s) _____ Date _____

Margaret N. Guyton

Seller(s) _____ Date _____

Joyce E. Keller

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:

Unaware of the age of the smoke detectors.

Seller Signed by: Margaret N. Guyton by Sharon I. Toms, MLE Date 12/21/2025
 Margaret N. Guyton
 Seller Joyce E. Keller Date 12/21/2025
 Joyce E. Keller
Sharon I. Toms Date 12/21/2025
 Sharon I. Toms

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 NOTICES AND DISCLOSURES

This disclosure statement is attached to and hereby made a part of the Contract dated _____ between _____ (Buyer) and Margaret N. Guyton, Joyce E. Keller, Sharon I. Toms (Seller) for the property located in the County of Frederick, State of Maryland, described as 100 Lombardy Drive, Middletown, MD 21769 (the "Property").

- 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 questions 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.

- 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 groundwater 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 500kV 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 that 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/>

- 6. **FREDERICK COUNTY PUBLIC SCHOOL BOUNDARIES:** The Frederick County Public School boundaries and assignments are subject to change periodically. For more information and to verify school assignments, visit the Frederick County Public School website at <https://www.fcps.org/> or call 240-586-8454.

<p><small>Signed by:</small> Margaret N. Guyton by Sharon I. Toms, MLE <small>57844CF3078747E</small></p>	<p><i>12/21/2025</i></p>		<p>Buyer</p>		<p>Date</p>
<p>Seller</p> <p>Margaret N. Guyton</p> <p><i>Joyce E. Keller</i></p> <p>Seller</p> <p>Joyce E. Keller</p> <p><i>Sharon I. Toms</i></p> <p>Sharon I. Toms</p>	<p>Date</p> <p><i>12/21/2025</i></p> <p>Date</p> <p><i>12/21/2025</i></p>		<p>Buyer</p>		<p>Date</p>



Updated October 2025 © Copyright 2019 Frederick County Association of REALTORS®
 For the sole use of the Frederick 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.





GENERAL ADDENDUM

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

on Lot 19, Block _____, Subdivision Woodmere South, 100 Lombardy Drive, Middletown, MD 21769

located in Frederick County, Maryland between

(Purchasers) _____

and (Sellers) Margaret N. Guyton, Joyce E. Keller, Sharon I. Toms

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 Margaret N. Guyton by Sharon I. Toms, AIF Seller

Joyce E. Keller Seller

Sharon I. Toms Date 12/21/2025

Purchaser

Purchaser

Date



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 Margaret N. Guyton, Joyce E. Keller , Sharon I. Toms for Property known as 100 Lombardy Drive, 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.

		<small>Signed by:</small> <i>Margaret N. Guyton by Sharon I. Toms, RE</i> <small>578445-387878</small>	<i>12/21/2025</i>
Buyer's Signature	Date	Seller's Signature Margaret N. Guyton	Date
		<i>Joyce E. Keller</i>	<i>12/21/2025</i>
Buyer's Signature	Date	Seller's Signature Joyce E. Keller	Date
		<i>Bobbi Prescott</i>	<i>12/21/2025</i>
Agent's Signature	Date	Agent's Signature Bobbi Prescott	Date

Sharon I. Toms
 Page 2 of 2 1/23 **Sharon I. Toms** *12/21/2025*

©Copyright 2023 Maryland REALTORS®. For use by REALTOR® members of Maryland REALTORS® only. Except as negotiated by the parties to the Contract, this form may not be altered or modified in any form without the prior express written consent of Maryland REALTORS®.

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.

Signed by
Margaret M. Guyton by Sharon I. Toms, RE
57844CF307B747E
Seller [Redacted]

12/21/2025

Buyer _____ Date _____ Seller Margaret M. Guyton Date 12/21/2025

Buyer _____ Date _____ Seller Sharon I. Toms Date 12/21/2025

Property Address 100 Lombardy Drive, Middletown, MD 21769





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

100 Lombardy Drive
Property Address: Middletown, MD 21769

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

FEDERAL LEAD WARNING STATEMENT: A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly.

Seller's/Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):
(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

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

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

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

Buyer's/Tenant's Acknowledgment (initial)

(c) Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.
(d) Buyer/Tenant has received the pamphlet Protect Your Family from Lead In Your Home.
(e) Buyer has (initial (i) or (ii) below):
(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

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

Certification of Accuracy

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

Signed by: Margaret N. Guyton by Sharon I. Toms, AIF
Seller/Landlord Date 12/21/2025 Buyer/Tenant Date
Margaret N. Guyton
Joyce E. Keller
Seller/Landlord Date 12/21/2025 Buyer/Tenant Date
Joyce E. Keller
Seller's/Landlord's Agent Date 12/21/2025 Buyer's/Tenant's Agent Date
Bobbi Prescott

Sharon I. Toms REALTOR

12/21/2025 10/17



©Copyright 2017 Maryland REALTORS®. For use by REALTOR® members of Maryland REALTORS® only. Except as negotiated by the parties to the Contract, this form may not be altered or modified in any form without the prior expressed written consent of Maryland REALTORS®.



MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE

100 Lombardy Drive
Property Address: Middletown, MD 21769

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

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

AND

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

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

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

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

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

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

Signed by: Margaret N. Guyton by Sharon I. Toms, LLC

Seller _____ Date 12/21/2025 Buyer _____ Date

Margaret N. Guyton _____ Date 12/21/2025 Buyer _____ Date

Joyce E. Keller _____ Date 12/21/2025 Buyer's Agent _____ Date

Seller's Agent _____ Date 12/21/2025 Buyer's Agent _____ Date

Sharon I. Toms REALTOR

12/21/2025 10/17



©Copyright 2017 Maryland REALTORS®. For use by REALTOR® members of Maryland Association of REALTORS® only. Except as negotiated by the parties to the Contract, this form may not be altered or modified in any form without the prior expressed written consent of Maryland REALTORS®.



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: 100 Lombardy Drive
Middletown, MD 21769

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

Signed by: Margaret M. Guffey by Sharon L. Toms, MLE
07844CF3078147E

<u>Sharon L. Toms</u>	<u>12/21/2025</u>	<u>Joyce E. Dunster</u>	<u>12/21/2025</u>
Signature	Date	Signature	Date
<u>Sharon L. Toms</u>	<u>12/21/2025</u>		

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

100 Lombardy Drive, Middletown, MD 21769
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.

Signed by: Margaret N. Guyton by Sharon L. Toms, MFR

DATE: 12/21/2025

Joyce E. Guyton
Sharon L. Toms

DATE: 12/21/2025
12/21/2025



© Copyright 2017 Frederick County Association of REALTORS®

This form is intended for use by members only.



**BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT
Maryland**

To (Client's Name(s)): Margaret N. Guyton, Joyce E. Keller, Sharon I. Toms



Property Address: 100 Lombardy Drive, Middletown, MD 21769

From: RE/MAX Results ("Broker") and Agent: Bobbi Prescott

This is to give you notice that RE/MAX Results and Agent have business relationships (e.g. direct or indirect ownership interests, joint ventures and/or office leases) with the following title and closing settlement service providers: Broker owns fourteen percent ownership in Catoctin Title Partners, LLC, and Community Title Network, LLC, as an independently owned settlement company, owns sixty-five percent. Agent owns between one and three percent of Catoctin Title Partners, LLC. Because of these relationships, this referral may provide RE/MAX Results and/or Agent 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.**

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:

<u>Maryland</u>	
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: \$600- \$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 and Agent are 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: Margaret N. Guyton by Sharon I. Toms, RIF

Signature

12/21/2025
Date

Joyce E. Guyton
Signature

12/21/2025
Date

Sharon I. Toms

12/21/2025

NO PAYMENT REQUIRED

141

**NO CONSIDERATION
NO TITLE EXAMINATION
PARENT TO CHILD**

Fréd. [Signature]
PER [Signature]
Date 12/8/05

THIS DEED, Made this 18th day of August, 2005 by and between ROBERT D. GUYTON and MARGARET N. GUYTON, his wife, parties of the first part, hereinafter referred to as Grantors, and DIANE M. SUMMERS, JOYCE E. KELLER, SHARON I. TOMS and DALE R. GUYTON parties of the second part, hereinafter referred to as Grantees.

WITNESSETH, That amount paid in the sum of ZERO DOLLARS. That in consideration of the sum of ZERO DOLLARS, and other good and valuable considerations (there being no actual consideration), the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey unto the said parties of the second part, reserving however, unto the parties of the first part, a life estate in the property during their natural lives, and unto the survivor of them, during the lifetime of said survivor, including the exclusive enjoyment, possession and use of the premises and from and after the death of said life tenants, and the surviving life tenant, unto their children, DIANE M. SUMMERS, JOYCE E. KELLER, SHARON I. TOMS and DALE R. GUYTON, as joint tenants, and not as tenants in common, the survivor of them, and their personal representatives, heirs and assigns, of the survivor, forever, in fee simple, all that lot of ground situate and lying in the Town of Middletown, Frederick County, State of Maryland, and described as follows, that is to say:

BEING known and designated as Lot No. 19 on the Plat of Section 1 of "Woodmere South", made by J.B. Ferguson & Co., Engineers, dated September 8, 1964 and recorded in Plat Book # 4, folio 152, one of the records of plats in the office of the

RECORDING FEE 20.00
TAX 49.00
Total FROM 69.00
Rec'd \$ 69.00
7/18/05

Clerk of the Circuit Court for Frederick County. The improvements thereon being known as 100 Lombardy Drive.

BEING the same property which by Deed dated October 14, 1965 and recorded among the Land Records in the office of the Clerk of the Circuit Court for Frederick County in Liber 747, folio 642 was granted and conveyed by Morgan-Keller, Incorporated, a body corporate, of Frederick County, State of Maryland unto Robert D. Guyton and Margaret N. Guyton, his wife, the Grantors herein.

BEING the same property which by Deed dated September 22, 1965 was granted and conveyed by John T. Routzahn and Virginia G. Routzahn, his wife, unto Morgan - Keller, Incorporated, a body corporate.

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

TO HAVE AND TO HOLD the property hereby conveyed unto the Grantees, as joint tenants, and not as tenants in common, the survivor of them, and their personal representatives, heirs and assigns, of the survivor, in fee simple, but reserving unto the Grantors, a life estate in the property during their natural lives and unto the survivor of them during the lifetime of said survivor, including the exclusive enjoyment, possession and use of the premises, but subject to the following conditions, covenants and restrictions which shall run with the land, and which the grantees of this deed, by the acceptance of the same does hereby for themselves, their successors and assigns, covenant and agree to keep and perform:

- 1) The land shown on this plat shall be used for the erection of a single dwelling house; double or other multiple dwellings being

hereby prohibited. Not more than one lot may be utilized for a single-family dwelling house. Garages and Utility structures may be erected for the convenience of the owners thereof, as well as outdoor fixtures pertaining to the service and pleasure of the premises.

- 2) No dwelling house costing less than \$16,000 based upon costs prevailing in the year 1964, shall be erected upon the property, which said cost shall be exclusive of the lot's value.
- 3) No dwelling erected upon the property shall have walls of exposed or open face concrete block. When construction of a dwelling is started, such construction shall be completed within two (2) years.
- 4) No building or portion thereof, sign or structure of any description shall be placed or erected on any lot nearer to the front lot line, or side street line than the minimum building set back line shown on this plat. Said building line shall not apply to entrances or open porches and steps. The main front of said dwelling must be parallel with the established building line shown on this plat.
- 5) No building intended for commercial or business purposes shall be erected upon the property, and no building located upon the premises shall be converted into a building for commercial or business purposes, except the dwelling house may be used in part as the office of a physician or other professional person or a practice of such professional person in his or her home. No

dwelling shall be converted into a hospital, asylum, sanatorium or public institution of any kind.

- 6) That said land or any part thereof shall not be used as a dump or junk yard, and no refuse, junk or rubbish or any nature shall be dumped or allowed to accumulate on said land or parts thereof.
- 7) No truck, trailer, tractor, or other vehicle, which has been manufactured, or which is used, for any commercial purpose whatever shall be parked or stored on any portion of land or street in this development, except for purpose of, and for a time sufficient for the loading or unloading of such vehicle. Provided, however, that this clause shall not be deemed to prohibit the parking or storage of a pick-up truck used solely for purposes incidental to residential use, and provided further that such pick-up truck shall have a rated capacity of $\frac{1}{2}$ ton or less and shall be kept in a neat, well painted condition.
- 8) No fences of any kind shall be erected or placed on any lot to the front of any residential structure thereon. Fences not higher than forty-two (42) inches will be permitted in the rear of said structures. The restriction in this paragraph shall not apply to enclosures of open patios or open garden courts. No earth terrace or bank shall be constructed upon the said land, but earth shall be supported by solid masonry retaining walls, properly reinforced.

Retaining walls shall be faced with stone or brick, but exposed concrete block is prohibited.

AND THE SAID Grantors 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 will execute such further assurances of the same as may be demanded.

WITNESS the hand and seal of said Grantors.



Robert D. Guyton
ROBERT D. GUYTON (SEAL)



Margaret N. Guyton
MARGARET N. GUYTON (SEAL)

STATE OF MARYLAND, COUNTY OF FREDERICK, to wit:

I HEREBY CERTIFY that on this 18TH day of August, 2005, before me, the subscriber, a NOTARY PUBLIC of the State of Maryland, personally appeared ROBERT D. GUYTON and MARGARET N. GUYTON known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, 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: 7/21/07

BRIAN SPERN
NOTARY PUBLIC, STATE OF MARYLAND
BALTIMORE COUNTY
My Commission Expires 07/21/2007

BK 5745 PG 0562

THIS IS TO CERTIFY that the within instrument was prepared by and under the supervision of the undersigned, **BRIAN SPERN**, an attorney, duly admitted to practice before the Court of Appeals of Maryland


ATTORNEY

After Recording Return To:

Robert and Margaret Guyton
100 Lombardy Dr.
Midletown, MD 21769

State of Maryland Land Instrument Intake Sheet
County: Fredericks

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

NOT A FREDERICK COUNTY
DIVISION OF UTILITIES ACCOUNT

1 Type(s) of Instruments
Multiple instruments of the same transaction should be numbered to correspond with Sections 2, 6, 7, and 8. Number documents in the order to be recorded.
 Check Box if Addendum Intake Form is Attached.

Deed	Lease	Other
Deed of Trust	Contract	
Mortgage	Land Installment Cont.	

2 Consideration and Fees

Consideration Amount/Recordation Fees	Doc. 1	Doc. 2
Consideration, Including Assumed Indebtedness	\$	\$
Recording Charge	\$	\$
Surcharge	\$	\$
State Recordation Tax	\$	\$
State Transfer Tax	\$	\$
County Transfer Tax (if Applicable)	\$	\$
Other	\$	\$
Total Fees	\$	\$

3 Exemptions (if Applicable)
Cite or Explain Authority
Recordation Tax Exemption:
State Transfer Tax Exemption: parent to child
County Transfer Tax Exemption:

4 Contact/Mail Information
Instrument Submitted By or Contact Person
 Name: Brian Stern, ESQ
 Firm:
 Address: 3701 Old Court Rd - Suite 13
BALT MD 21208
 Phone: 410-580-5497

Return Instrument To (Check Applicable Box Below or Provide Appropriate Address)
 Return to Contact Person as Provided Above Hold for Pick Up Address Provided on Instrument

Name:
Address:

5 Description of Property

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
<u>03</u>	<u>1341075</u>	<u>747/647</u>			<input type="checkbox"/> (\$)	
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	Sq.Ft./Acreage (4)
Location/Address of Property Being Conveyed (2) <u>100 Lombardy Drive</u>						
Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of Sq.Ft./Acreage Transferred:						
If Partial Conveyance, List Improvements Conveyed:						

6 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
<u>Robert O GUYTON</u> <u>Margaret N GUYTON</u>	
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

7 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
<u>Diane Summers, JOSE KALLER,</u> <u>Sharon Toms, DALE GUYTON</u>	
Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

8 Other Names to Be Indexed

9 Special Instructions
Special Recording Instructions (if any)

10 Conveyance Type
Check Box
 Private Sale with Improvements [1] Private Sale Unimproved [2] Multiple Accounts/Property [3] All Other [9]

11 Assessment Information
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
 Yes No Will the property being conveyed be the grantee's principal residence?
 Yes No Does transfer include personal property? If yes, identify:
 Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).
 New Owner's (Grantee) Mailing Address: 100 Lombardy Dr
MIDDLETON, MD 21769

Assessment Use Only - Do Not Write Below This Line

Terminal Verification Agricultural Verification Whole Part Tran. Process Verification

Transfer Number: 19 Date Received: 19 Deed Reference: Assigned Property No.:

Year	Geo.	Map	Sub	Block
Land	Zoning	Grid	Plat	Lot
Buildings	Use	Parcel	Section	Occ. Cd.
Total	Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

FREDERICK COUNTY CIRCUIT COURT (Land Records) SKD 5745, p. 0563, MSA_CE61_5889, Date available 01/19/2006. Printed 11/03/2025.