

Sales Associate: Bobbi Prescott, License# 603372
Broker of Record: Sandy Olson, License# 527089

Team Office: 6 W Main Street, Middletown, MD 21769
Main Office: 5202 Presidents Court #310, Frederick, MD 21703

Disclosure Package:

**3938 Cherry Lane
Jefferson, Maryland 21755**

- Listing Brokers Offer of Compensation
- Frederick County Property Report
- Plat
- Aerial lot lines from public records
- SDAT Record
- Current Tax Bill
- Well & Septic Records
- Covenants
- Inclusion & Exclusions Addenda
- Maryland Residential Property Disclosure and Disclaimer Statement
- Homeowners Insurance Disclosure
- General Addendum - Appraisal Order Timeline
- Notice to Buyer & Seller of Buyer's Rights & Seller's Obligations
- Frederick County Notices and Disclosures
- MLS Errors Disclosure Statement
- Consent for Dual Agency
- Notification of Dual Agency Within a Team
- Affiliated Business Disclosure



Download these docs from here

PLEASE LEAVE THIS COPY AT THE PROPERTY

- these documents are available online, on the property website and in the MLS -

Frederick County, Maryland

Property Report: 3938 CHERRY LN
JEFFERSON MD 21755



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

General Information

Municipality: None
 Tax Account: 1114319379
 Tax Map/Parcel: 0075/0165
 Plat: [0036/0078](#)
 Census Tract: 752602
 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: [14-001](#)
 Legislative District: [04](#)
 Congressional District: [6](#)
 Council District: [1](#)

Services Information

Recycle Day: [Red Tuesday](#)
 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: [Frederick County Sheriffs Office](#)
 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) * : 8
 Hospital: [Frederick Health Hospital](#)

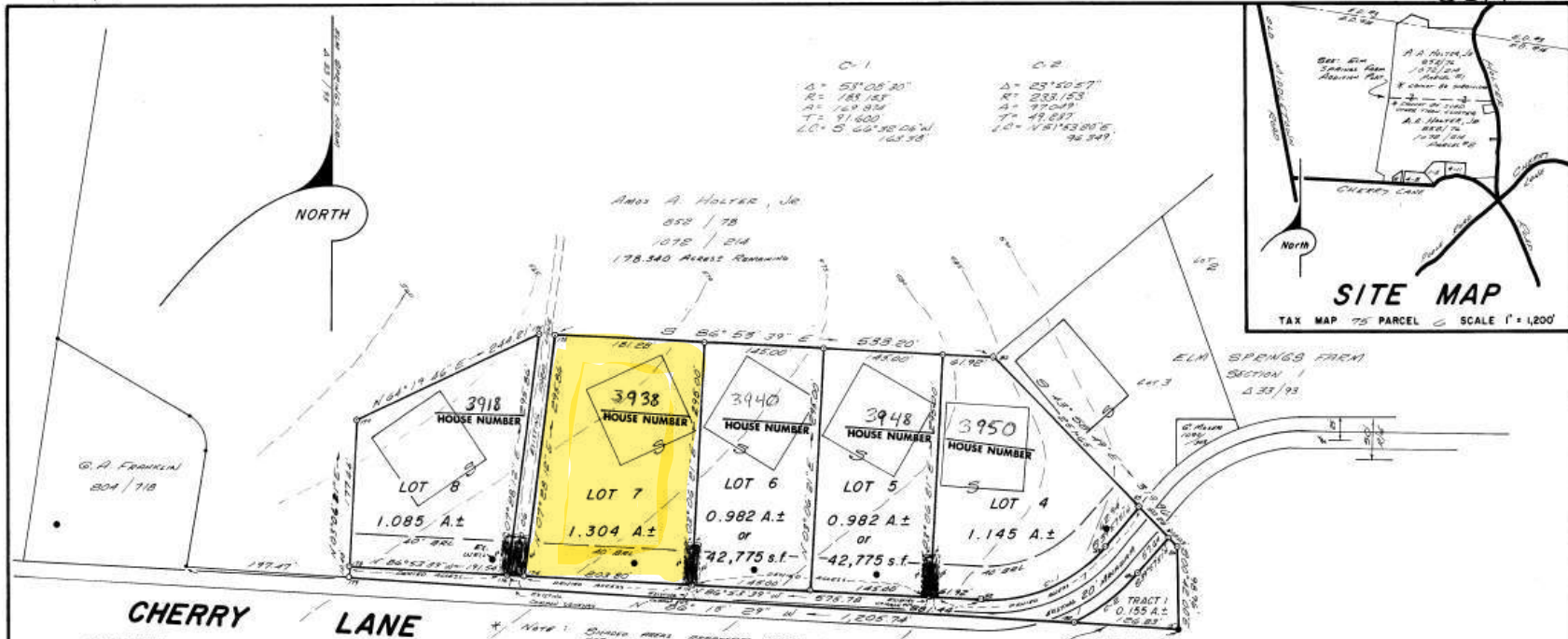
Closest Points of Interest

Library: [Middletown](#)
 Park: Catocin Creek Park
 Farmer's Market: [Jefferson Farmers 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-2-049 / John Smith Farmstead
 F-2-007 / John Coblentz Farm
 F-2-048 / Willowdale School

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.



COORDINATES

NO.	NORTH	EAST
15	4,326.631'	4,795.945'
19	4,426.193'	4,706.874'
52	4,361.249'	4,556.573'
83	4,655.816'	4,572.556'
84	4,474.736'	4,747.303'
86	4,425.586'	4,794.736'
170	4,380.316'	4,205.171'
173	4,684.705'	4,040.138'
174	4,391.358'	4,001.675'
175	4,685.792'	4,020.110'
176	4,392.445'	3,981.646'
177	4,580.000'	3,800.000'
178	4,402.823'	3,790.386'
179	4,392.437'	3,789.822'
180	4,394.377'	4,745.196'
181	4,438.555'	4,782.219'
182	4,334.911'	4,669.387'

Coordinates are assumed.
 Topography is field run.
 Starting elevations are assumed from U.S.G.S. Quad Maps.

OWNER'S CERTIFICATION AND DEDICATION

I, Amos A. Holter, Jr., owner of the property shown and described hereon, consent to and adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Planning Commission, establish the minimum building restriction lines, and dedicate the streets, walkways, and other easements, to public use, unless otherwise noted on this plat.

I certify that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, 1974 Edition, and the requirements of the Frederick County Code, Section 1-16-108, 1979 Edition, and as enacted or amended so far as it may concern the making of this plat and the setting of monuments and markers have been complied with; and that there are no suits, actions of law, leases, liens, mortgages, trusts, easements or rights-of-way affecting the property included in this plan of subdivision.

Amos A. Holter, Jr.
 Amos A. Holter, Jr.

The owner has sworn to and subscribed before me this 26th day of June 1987.

My Commission expires 7/1/1990

Joseph F. Brown
 NOTARY PUBLIC
 JOSEPH F. BROWN
 PUBLIC
 MARYLAND

SURVEY and PLAT by:
 J. F. BROWN & ASSOC., INC.
 109 MAIN STREET
 MYERSVILLE, MARYLAND 21773
 TELEPHONE 301-293-2014

OWNER
 Amos A. Holter, Jr.
 5939 Poole Road
 Jefferson, Maryland 21755
 PH: 301-371-6478

TO THE CLERK OF THE COURT
 This plat complies with Section 1-16-5 of the Frederick County Code, 1979 Edition.

SURVEYOR'S CERTIFICATION

I hereby certify that the Final Plat shown hereon is correct to the best of my professional knowledge and belief; that it is a subdivision of part of the lands conveyed by Amos A. Holter unto Amos A. Holter, Jr. and Lillian R. Holter, his wife, by deed dated June 30, 1971 and recorded in Liber 852, Folio 78; AND, part of Parcel No. 2 of the lands conveyed by Lillian R. Holter unto Amos A. Holter, Jr. by deed dated December 20, 1978 and recorded in Liber 1072, Folio 214, all in the Land Records of Frederick County; and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, 1974 Edition, and the requirements of the Frederick County Code, Section 1-16-108, 1979 Edition, and as enacted or amended so far as it may concern the making of this plat and the setting of monuments and markers have been complied with.

26th June 87 *Joseph F. Brown*
 Date Joseph F. Brown, M.E. Prof. Land Surveyor No. 8644

LOT AREA	5.498 ACRES ±
50' R/W (dedicated to Public use)	0.495 "
TOTAL	5.993 "
TOTAL NUMBER OF LOTS ON THIS PLAT	5

APPROVED
 DEPARTMENT OF HEALTH
10/18/87 Richard L. Greenwicks
 DATE APPROVING AUTHORITY

APPROVED
 FREDERICK COUNTY
 PLANNING COMMISSION
10/18/87 Richard L. Greenwicks
 DATE Secretary or Chairman

NOTES

- The Frederick County Health Dept. reserves the right to require that water wells be drilled and a Well Completion Certificate be submitted by the driller which notes a water yield ample for domestic purposes, prior to Health Dept. approval of Building and Sewerage Permits.
- No buildings, easements, rights-of-way, wells or other permanent or physical objects (man-made structures) are allowed in the septic area.
- There must be gravity flow of sewer from the house location to the entire septic area.
- A six-foot drainage and utility easement is reserved along all lot lines.
- The approval of this subdivision does not guarantee an adequate or potable water well supply for these lots.

This is an Agricultural Cluster Subdivision and no further subdivision is permitted on the subdivided parcels until 7-19-2012 (2) Code 1984-2

SYMBOLS

- Well
- Septic Area
- Concrete Monument
- Planted Stone
- Steel Bor B Survey Cap No 8644

MINIMUM BUILDING RESTRICTION LINES

FRONT 40'
 REAR 30'
 SIDE 20'

DATE REVISIONS

10/18/87
 10/20/87

Let B well at Section 1-16-5 of the Code Book

STATE OF MARYLAND
 JOSEPH F. BROWN
 PROFESSIONAL LAND SURVEYOR

COMBINED PRELIMINARY/FINAL AND PLAT OF PUBLIC TAKING
 SECTION II - LOTS 4, 5, 6, 7 AND 8
 AGRICULTURAL CLUSTER SUBDIVISION

Elm Springs Farm

SITUATED ON CHERRY LANE
 JEFFERSON ELECTION DISTRICT NO. 14
 FREDERICK COUNTY, MARYLAND

SCALE: 1" = 100'
 JUNE 26, 1987



Frederick County,
Maryland

Search...

I want to...

Tools



Street/A...



Real Property Data Search ()
 Search Result for FREDERICK COUNTY

Search Tax Maps

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 14 Account Identifier - 319379

Owner Information

Owner Name: BROADBENT CORRY A & TANYA L Use: RESIDENTIAL
 Mailing Address: 3938 CHERRY LN JEFFERSON MD 21755-8623
 Principal Residence: YES
 Deed Reference: /02742/ 01327

Location & Structure Information

Premises Address: 3938 CHERRY LN JEFFERSON 21755-8623
 Legal Description: LOT 7 SECT II 1.304 ACRES ELM SPRINGS FARM

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0075	0011	0165	14010001.11	0000	II		7	2025	36 78	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1988	2,988 SF		1.3000 AC	

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	123,000	133,300		
Improvements	339,100	416,500		
Total:	462,100	549,800	491,333	520,567
Preferential Land:	0	0		

Transfer Information

Seller: HARDING, JAY R. & JULIE A. Type: ARMS LENGTH IMPROVED	Date: 08/04/2000 Deed1: /02742/ 01327	Price: \$239,900 Deed2:
Seller: HAMILTON, MICHAEL T. & CECILIA J. Type: ARMS LENGTH IMPROVED	Date: 03/01/1991 Deed1: /01694/ 00478	Price: \$225,000 Deed2:
Seller: NORTH AMERICAN HOUSING CORP. Type: ARMS LENGTH IMPROVED	Date: 04/14/1989 Deed1: /01555/ 00436	Price: \$220,000 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:

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	14-319379	2026	FY	PRINCIPAL RESIDENCE	2769987	07/01/2025

BROADBENT CORRY A & TANYA L
 3938 CHERRY LN
 JEFFERSON, MD 21755-8623

Property Location
 3938 CHERRY LN

Property Description
 LOT 7 SECT II
 1.304 ACRES
 ELM SPRINGS FARM

Liber 2742 **Folio** 1327

Charges	Assessment/Units	Rate	Amount
STATE TAXES	491,333	.112000	550.29
COUNTY TAXES	491,333	1.110000	5,453.80
SYSTEM BENEFIT CHG	1	88.000	88.00
STORM WATER FEE			0.01
BAY RESTORATION FEE		60.000	60.00
	TOTAL		6,152.10
	TOTAL DUE		6,152.10

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.
14-319379	2026	FY	2769987

Return this coupon with your payment

2nd Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
DEC	90.06	3,092.10
JAN	120.09	3,122.13
FEB	150.11	3,152.15

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

BROADBENT CORRY A & TANYA L
 3938 CHERRY LN
 JEFFERSON, MD 21755-8623

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

208202630276998750000297477200000000000

FREDERICK COUNTY MARYLAND

Parcel ID	Year	Bill Type	Bill No.
14-319379	2026	FY	2769987

Choose payment option below
Return this coupon with your payment

Annual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-54.54	6,097.56
AUG	-27.26	6,124.84
SEP	0.00	6,152.10
OCT	61.52	6,213.62
NOV	123.04	6,275.14
DEC	184.56	6,336.66
JAN	246.10	6,398.20
FEB	307.62	6,459.72

1st Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-27.27	3,122.79
AUG	-13.63	3,136.43
SEP	0.00	3,150.06
OCT	31.50	3,181.56
NOV	63.00	3,213.06

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

BROADBENT CORRY A & TANYA L
 3938 CHERRY LN
 JEFFERSON, MD 21755-8623

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

208202630276998750000312279300000000000

COMPLETION CERTIFICATE EXCRETA DISPOSAL PLANT

FREDERICK COUNTY HEALTH DEPARTMENT

Date July / 19 / 1988

Approved for closure: 7/18/88

Construction (Reconstruction) of the Excreta Disposal Plant,

Permit No. 88-04020

Located 3938 Cherry Lane ELM SPRINGS FARM Lot 7 Section II

on property owned by North American Housing - P.O. Box 340 Rt. of Rocks, MD 21777

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.

Kathleen F. Edwards, Ph.D., R.N.
Health Officer, Frederick County
MARTHA T. SCHIPPER, M.D.
DEPUTY STATE HEALTH OFFICER

CDH/tld

14-319379

FC-P-2

PER Colby D. Hubble, Sanitarian

APPLICATION FOR ZONING CERTIFICATE/BUILDING PERMIT

Department of Permits and Inspections
Winchester Hall, Frederick, Maryland 21701

88-04020

Date Applied

3-31-88

Map Grid 75-11
L.U. Code A A

CERTIFICATE OF OCCUPANCY FROM BUILDING INSPECTOR IS REQUIRED BEFORE THIS BUILDING MAY BE OCCUPIED. NOTE: SEPARATE ELECTRIC & PLUMBING PERMITS ARE REQUIRED IF THESE ARE TO BE INSTALLED.

Final approved for Closure 7-15-88
Hubble Linda CD



Applicant Address Phone
NORTH AMERICAN HOUSING PO Box 340 694-9100
Pt. of Rocks MD 21777

Directions as to location in detail (road or street)
3938 Cherry Lane

Liber Folio Map Parcel Election District
75 6 14

Lot Number Block Subdivision
7 sec. II ELM SPRINGS FARM

Contractor Address Phone
SELF

Property Owner Liber Folio
SAME AS APPLICANT #14319379

TYPE OF IMPROVEMENT TYPE OF USE
 New One Family
 Addition Two Family
 Alteration Three or More Family
 Repair Swimming Pool
 Demolition Garage 2 car
 Mobile Home Placement Carport
 Chimney fireplace Deck
 Other Other
Size: 48 ft. x 28 ft.

Intended Use of Land Structure Other Than New Dwellings
SFD W/unfin. bsmt. 2-car gar right of dwg. deck 12 x 16 rear w/chimney and fireplace
Size: 26 ft. x 28 ft.

OWNERSHIP
 Privately owned Publicly Owned
CONTRACT PRICE \$ 85,000
IF NONE, MATERIAL & LABOR COST \$

Principle Use: Yards Accessory: Yards
Front 80 Ft. Front
Right Side 61 Ft. Right Side
Left Side 57 Ft. Left Side
Rear 175 Ft. Rear

Lot Dimensions:
Area: 1.304 ac+-
Width (Front) (Rear)
Depth (L. Side) (R. Side)

Sewage System:
 Individual Existing
 Community
Prop: D. Hopkins contracting

Water Supply:
 Individual Existing
 Community

If individual home, number of:
Bedrooms 4 Basement: Yes No
Baths 2.5 Bath
Basement: Yes No Rough-in Only
Laundry

If commercial, number of persons to use sanitary facilities:
n/a
working time: hours

Number of Off-Street Parking Spaces:
Enclosed Unenclosed Driveway to be staked: apron is in

Appliances:
Garbage Disposal: Yes No
Automatic Washer: Yes No
Dishwasher: Yes No

TYPE OF CONSTRUCTION
1. Fill this out for residential buildings only
Foundation: Block Concrete
Exterior Walls: Frame Brick Other siding
Floors: H.W. Carp. Walls: D.W.
No. Rooms 9 Roof: Asph. Other
Roof Construction: Truss Other
2. Fill this out for all other buildings
 Masonry Structure Steel
 Wood Frame Reinf. Concrete
TYPE OF HEATING FUEL
 Gas Electricity
 Oil Coal
TYPE OF HEATING SYSTEM heat pump
 Hot Air Electrical baseboard
 Hot Water Electrical radiant
CENTRAL AIR CONDITIONING?
 Yes No
Other improvements: Electric Plumbing
Fireplace Bath Other

EXTERIOR DIMENSIONS
Basement Floor Area add 112 sq. ft. Building Floor Area fin. 2464 + 224 sq. ft.
Total Area unfinished 2152 sq. ft. No. of Stories 2
Fees: Zoning \$ 45.00 Sid. Cont. \$ 8.00 Building \$ 166.24

The applicant hereby certifies and agrees as follows: (1) that he is authorized to make this application. (2) that the information is correct: (3) that he will comply with all regulations of Frederick County which are applicable hereto: (4) that he will perform no work on the above property not specifically described in this application.
Any change without approval of the agencies concerned shall constitute sufficient grounds for the disapproval of a permit.

SIGNED _____
(Connection with Operation)
MAILING ADDRESS _____
ZIP CODE _____ PHONE _____

D. Johnson

R E C E I V E **D**
JUN 22 1988
FREDERICK COUNTY
HEALTH DEPARTMENT

88- 04020

Date Applied

3-31-88

Map Grid 75-11

L.U. Code A A

APPLICATION FOR ZONING CERTIFICATE/BUILDING PERMIT

Department of Permits and Inspections

Winchester Hall, Frederick, Maryland 21701



Handwritten notes: "approved 4-11-88", "Hubbell Final approved for change 7-18-88", "C. B. Hubbell"

CERTIFICATE OF OCCUPANCY FROM BUILDING INSPECTOR IS REQUIRED BEFORE THIS BUILDING MAY BE OCCUPIED. NOTE: SEPARATE ELECTRIC & PLUMBING PERMITS ARE REQUIRED IF THESE ARE TO BE INSTALLED.

Applicant: NORTH AMERICAN HOUSING PO Box 340 Pt. of Rocks MD 21777
Address: _____ Phone: 694-9100

Directions as to location in detail (road or street): 3938 Cherry Lane

Liber: _____ Folio: _____ Map: 75 Parcel: 6 Election District: 14

Lot Number: 7 sec. II Block: _____ Subdivision: ELN SPRINGS FARM

Contractor: SELF Address: _____ Phone: _____

Property Owner: SAME AS APPLICANT #14319379

TYPE OF IMPROVEMENT: New, Addition, Alteration, Repair, Demolition, Mobile Home Placement, Chimney fireplace, Other
TYPE OF USE: One Family, Two Family, Three or More Family, Swimming Pool, Garage 2 car, Carport, Deck, Other
Size: 44 ft. x 28

Intended Use of Land Structure Other Than New Dwellings: SFD w/unfin. bsmt. 2-car gar right of way, deck 12 x 16 rear w/chimney and fireplace
Size: 26 ft. x 28 ft.

OWNERSHIP: Privately owned, Publicly Owned
CONTRACT PRICE \$ 85,000
IF NONE, MATERIAL & LABOR COST \$ _____

Principle Use: Yards: _____ Accessory: Yards: _____
Front: 80 Ft. Right Side: 63 Ft. Left Side: 59 Ft. Rear: 175 Ft.

Lot Dimensions: Area: 1.304 ac+-
Width (Front) _____ (Rear) _____
Depth (L. Side) _____ (R. Side) _____

Sewage System: Individual, Community
Prop: D. Hopkins Existing

Water Supply: Individual, Community Existing

If individual home, number of: Bedrooms 4, Baths 2.5, Basement: Yes No
Basement: Yes No Bath: Yes No
Rough-in Only: Yes No
Laundry: Yes No

If commercial, number of persons to use sanitary facilities: n/a
working time: _____ hours

Number of Off-Street Parking Spaces: Enclosed _____ Unenclosed _____ Driveway to be staked: apron is in

Appliances: Garbage Disposal: Yes No
Automatic Washer: Yes No
Dishwasher: Yes No

TYPE OF CONSTRUCTION
1. Fill this out for residential buildings only
Foundation: Block Concrete
Exterior Walls: Frame Brick Other
Floors: H.W. Carp. Walls: D.W.
No. Rooms: _____ Roof: Asph. Other
Roof Construction: Truss Other
2. Fill this out for all other buildings
 Masonry Structure Steel
 Wood Frame Reinf. Concrete
TYPE OF HEATING FUEL
 Gas Electricity
 Oil Coal
TYPE OF HEATING SYSTEM: heat pump
 Hot Air Electrical baseboard
 Hot Water Electrical radiant
CENTRAL AIR CONDITIONING?
 Yes No
Other improvements: Electric Plumbing
Fireplace Bath other _____

EXTERIOR DIMENSIONS
Basement Floor Area _____ sq. ft. Building Floor Area fin. 2464 sq. ft.
Total Area unfinished 2152 sq. ft. No. of Stories 2

Fees: Zoning \$ 45.00 Sed. Cont. \$ 8.00 Building \$ 166.24

The applicant hereby certifies and agrees as follows: (1) that he is authorized to make this application; (2) that the information is correct; (3) that he will comply with all regulations of Frederick County which are applicable hereto; (4) that he will perform no work on the above property not specifically described in this application.
Any change without approval of the agencies concerned shall constitute sufficient grounds for the disapproval of a permit.

SIGNED: _____ (Connection with Operation)
MAILING ADDRESS: _____
ZIP CODE: _____ PHONE: _____

Percolation Test 8 1/2 22 min Minutes Depth to Porous Soil _____ ft

Septic Tank Capacity 1250 gal. Type Tank _____

Size of Tank _____ x _____ Length _____ Width _____ Depth _____

Tile Field: Total Length of Tile _____ ft

Trenches: _____ Length _____ Width _____

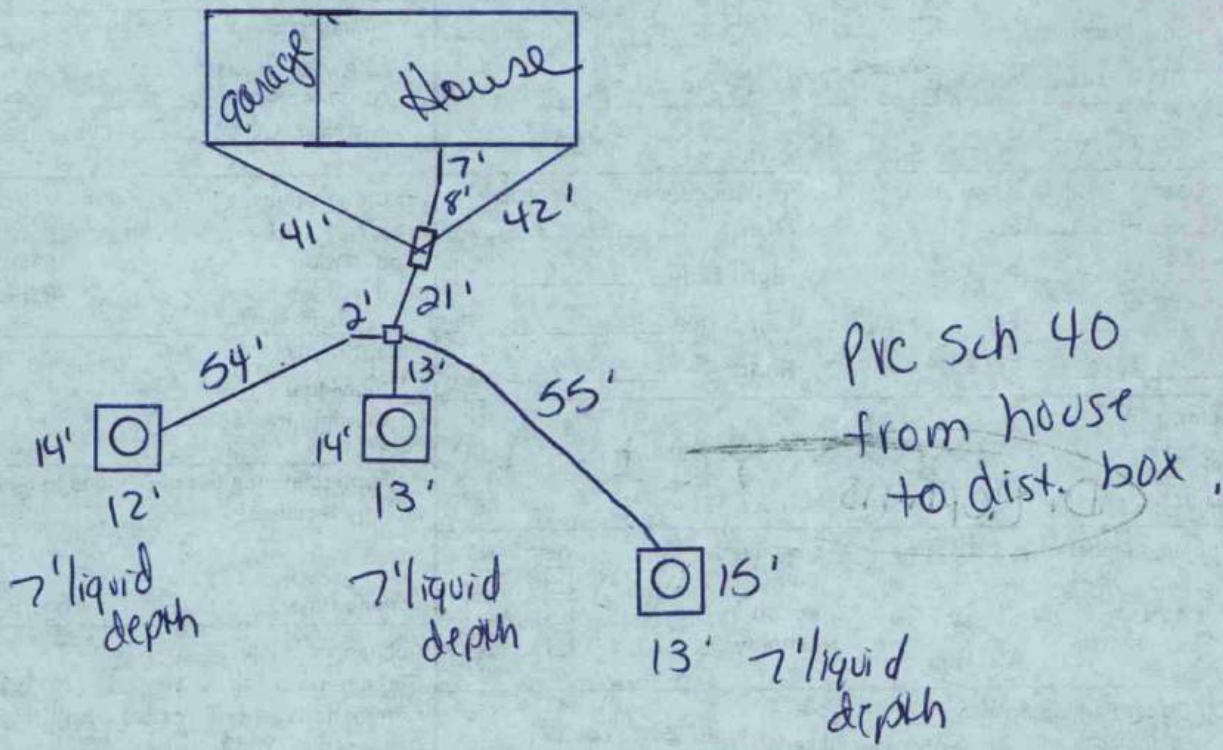
Seepage Pit: 7' liquid Depth 13' x 13' Size 3 Number

Effective Depth _____ sq. ft. of Seepage Area _____

Distance from Bottom of Pit to Water Table _____ ft.

Distance of Closest Part of Sewage Disposal System to Nearest Water Supply _____ ft.

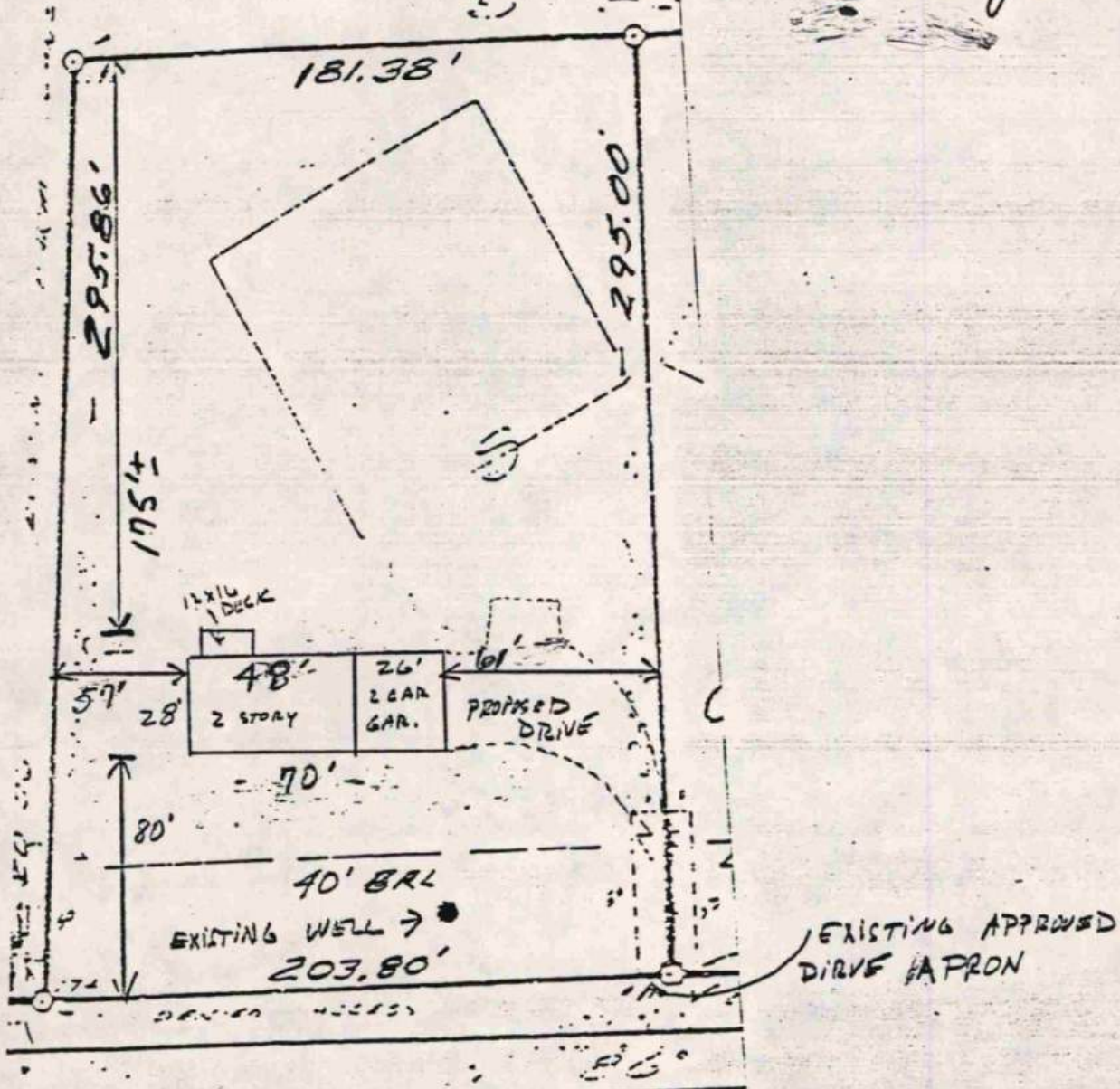
Sewage disposal system to be installed by D. Hopkins (Name and address)
Cherry Lane



RECEIVED
 APR 5 1988
 FREDERICK COUNTY
 HEALTH DEPARTMENT

NORTH AMERICAN HOUSING COOP
SFD 2 STORY W/ ATTACHED GARAGE
ELM SPRINGS SFARM SURDIVISION
SECTION 2 LOT # 7

3938 - Cherry Lane



CHERRY LANE

REVISED

DATE _____
PERMIT _____

250



REVISED

DATE _____
 PERMIT _____

RECEIVED
 JUN 22 1988
 FREDERICK COUNTY
 HEALTH DEPARTMENT

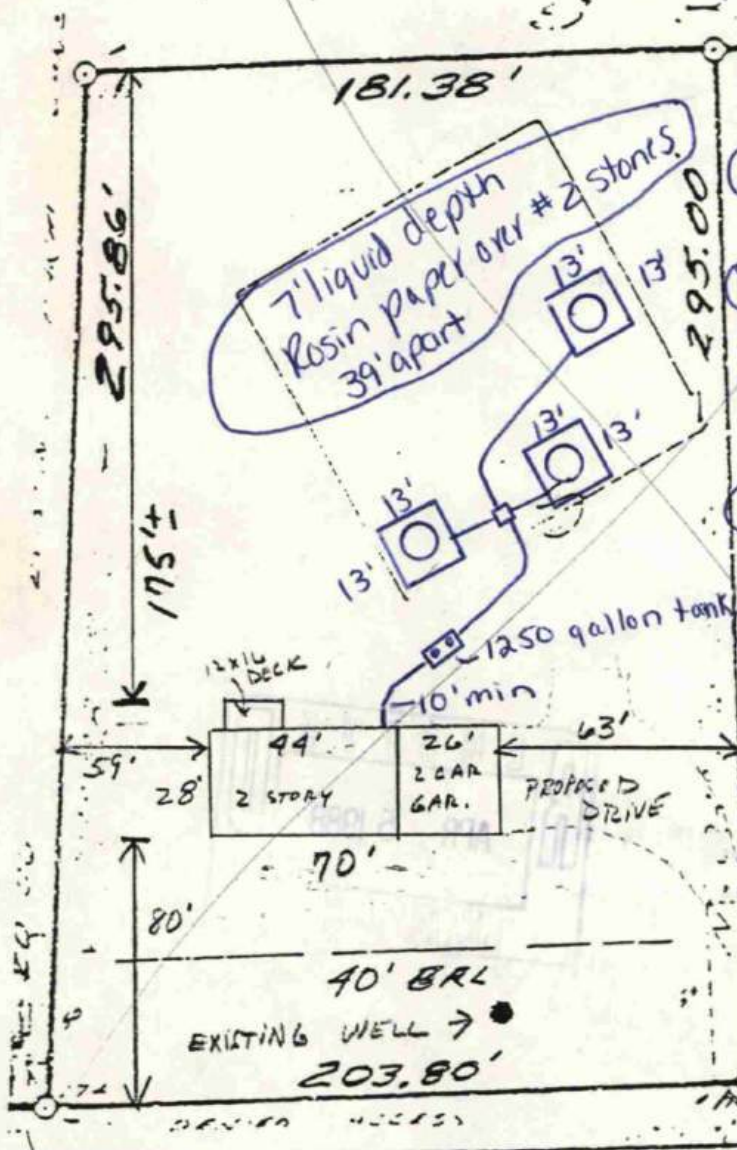
Septic Design:

- 1250 gallon tank
- 3 pits 13'x13'x7' liquid depth
39' apart

NORTH AMERICAN HOUSING CORP
SFD 2 STORY W/ ATTACHED GARAGE
ELM SPRINGS FARM SUBDIVISION
SECTION 2 LOT # 7

Notes:

- 1 Not drawn to scale
- 2 No basement bathroom facilities using gravity flow.
- 3 Keep septic system as high in septic area as possible.
- 4 No part of septic system should have more than 2' of cover.
- 5 No fill in septic area - install in original ground.
- 6 No buildings, utility lines, or driveways in septic area.
- 7 Well must be 75' from septic tank and 100' from septic area.



VOID
AFTER THIS DATE

Colby D. Hubble
10-21-88 4-12-88

NOTICE - READ CAREFULLY

CHEERY LANE

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.

1. ALL EXISTING DRIVE APRON

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 Holes Of Septic Tank And Soopage Pits Must Be Partially Open For Inspection.

3. If Distribution Box Is Required, Sufficient Water Must Be Provided To Verify All Lines Are Level.

RECEIVED MAR 31 1988

RECEIVED
APR 5 1988
FREDERICK COUNTY
HEALTH DEPARTMENT

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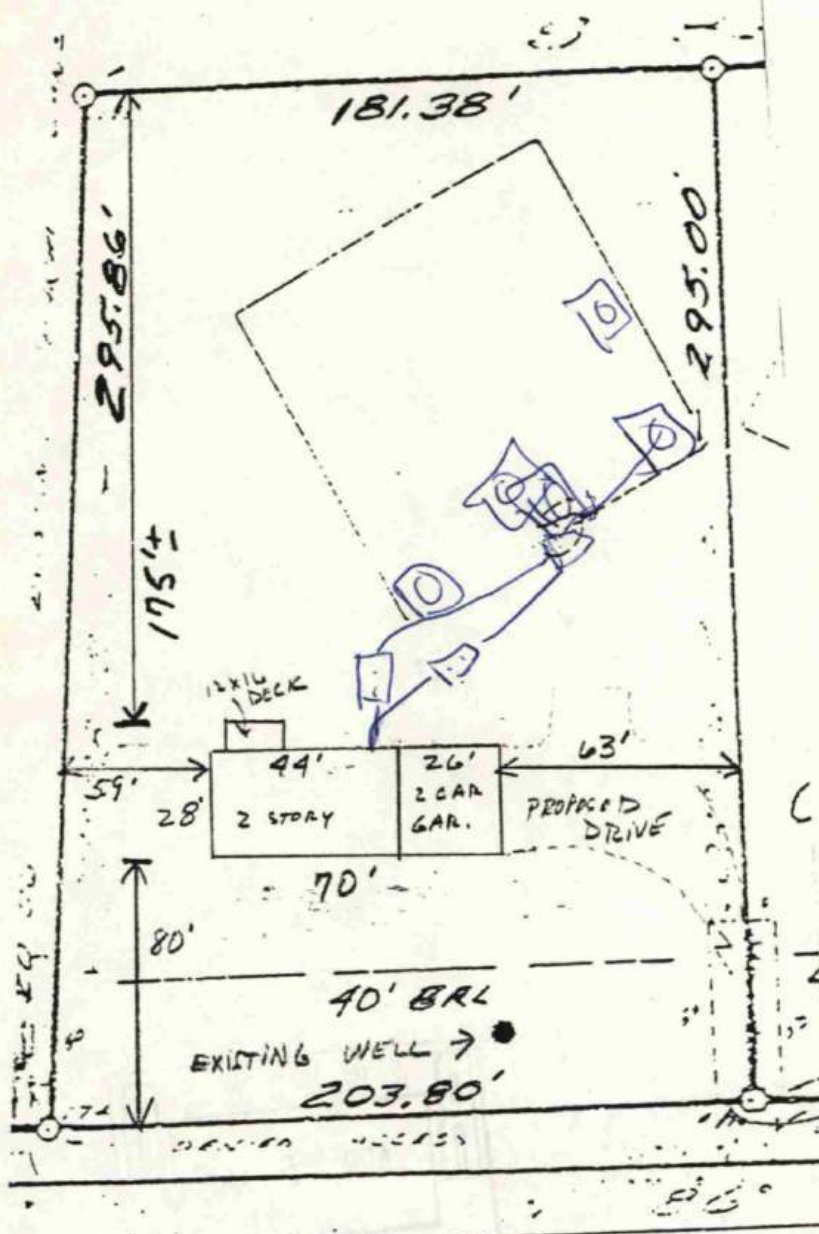
NORTH AMERICAN HOUSING COOP
SFD 2 STORY W/ ATTACHED GARAGE
ELM SPRINGS FARM SUBDIVISION
SECTION 2 LOT # 7

$\frac{259}{1000}$
1250 gal.

7' 1/4"

1000

13' x 13' x 7'
3 pits



CHERRY LANE

RECEIVED MAR 31 1988

RECEIVED
APR 5 1988
FREDERICK COUNTY
HEALTH DEPARTMENT

RECEIVED
APR 5 1988

FREDERICK COUNTY HEALTH DEPARTMENT WELL PERMIT

Applicant or Owner Amos A. Holter, Jr. Driller _____

Street or R.F.D. 5939 Poole Rd. Jefferson, Md. 21755

Location of Property Cherry Lane

If Subdivision: (Name) Elm Spring Farm Tax Map _____ Parcel _____
Block or Section _____ Lot 7

Area of Lot 1.304 Square Feet or Acres _____ Well To Furnish water to: Home _____ Farm _____

Public or Private Water Co. _____ Industrial _____ Commercial _____ Test Well Heat Pump _____

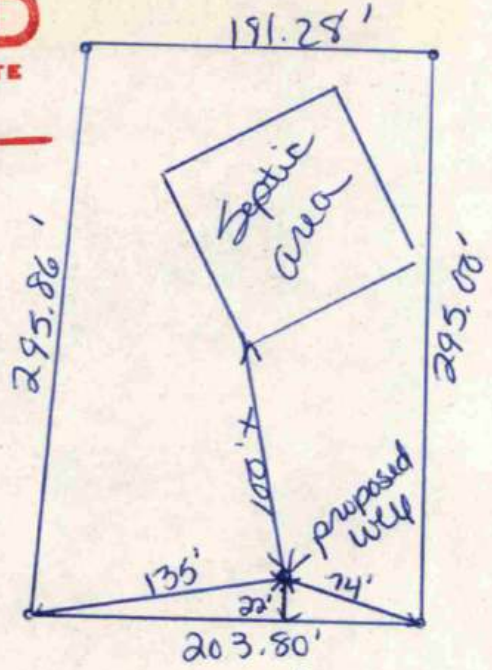
This application is made with the understanding that the well will be drilled only at the place designated by the Health Department and as shown in the sketch below. A completion certificate of this well must be filed by the driller, at the Health Department, within forty-five (45) days after completion of drilling. All 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.

Signature of Applicant J. J. Brown & Assoc., Inc. / A. L. Brown
Owner _____ Contractor _____ Well Driller _____ Agent _____

Date 7/24/87

TO BE COMPLETED BY HEALTH DEPARTMENT North Grid 570 East Grid 650

VOID
AFTER THIS DATE
3-31-88



Cherry Lane

- Notes:
- ① Not drawn to scale
 - ② Well must be at least:
 - a.) 10' from side lines
 - b.) 15' from front line
 - c.) 30' from buildings
 - d.) 100' from septic area.
 - ③ Well drawn according to Combined preliminary/final 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 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 9-17-87 Sanitarian Colby D. Hebble



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Handwritten text or a stamp, partially obscured and difficult to read.

Handwritten text or a stamp, possibly a date or reference number.

Vertical column of faint, illegible text or markings on the left side of the page.

Small handwritten mark or stamp at the bottom right corner.

C-1

$\Delta = 53^{\circ}08'30''$
 $R = 183.153'$
 $A = 169.874$
 $T = 91.600'$
 $L.C. = S 66^{\circ}32'06'' W$
 163.58'

C-2

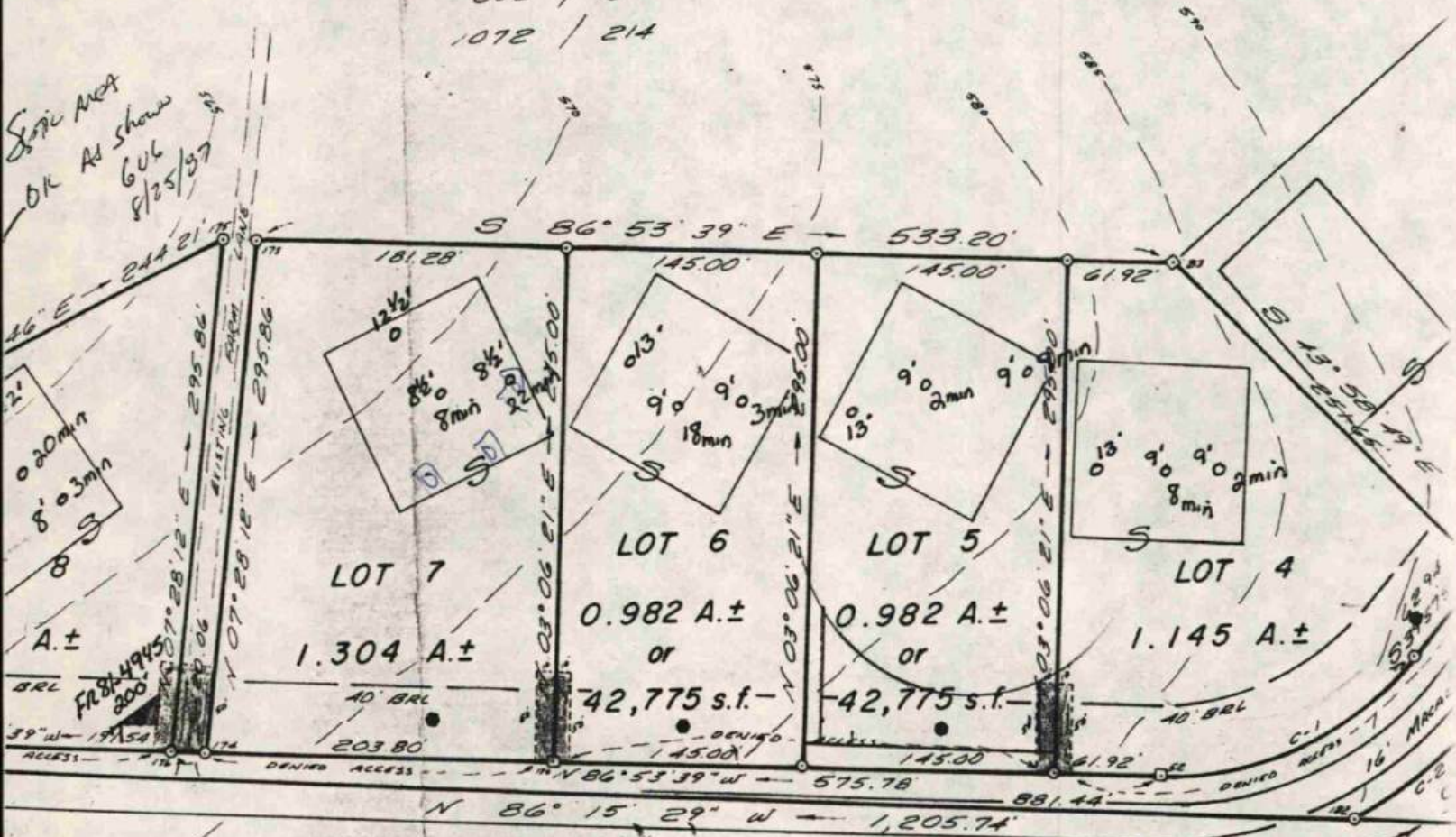
$\Delta = 23^{\circ}50'57''$
 $R = 233.153'$
 $A = 97.049'$
 $T = 49.237'$
 $L.C. = N 51^{\circ}53'20'' E$
 96.349'

AMOS A. HOLTER, JR.

852 / 78

1072 / 214

SPRINKLER AREA
 OK Ad shows
 606
 8/25/97



* NOTE: SHADED AREAS REPRESENT COMMON EASEMENT FOR INGRESS AND EGRESS

OWNER'S CERTIFICATION AND DEDICATION

A. Holter, Jr., owner of the property shown and described hereon, consent to adopt this plan of subdivision, and in consideration of the approval of this Plat by the Planning Commission, establish the minimum building setback lines, and dedicate the streets, walkways, and other easements, to the public use, unless otherwise noted on this plat.

That the requirements of the Annotated Code of Maryland, Real Property Article 3, Subtitle 1, Section 3-108, 1974 Edition, and the requirements of the Frederick County Code, Section 1-16-108, 1979 Edition, and as enacted or amended so far as it may concern the making of this plat and the setting of building setback lines and markers have been complied with; and that there are no suits, claims, or demands of law, leases, liens, mortgages, trusts, easements or rights-of-way against the property included in this plan of subdivision.

I hereby certify that my professional opinion is that the lands shown on this Plat are the lands of Amos A. Holter, Jr., his heirs, assigns, and assigns, as shown on Folio 78; and that Amos A. Holter, Jr. is duly recorded in the Land Records of Frederick County; and that the requirements of the Property Book Act and as enacted and the sett

Handwritten note: Hand id copy

PLAT
 CREATED

B 1 **9808** SEQUENCE NO. (OEP USE ONLY)
(THIS NUMBER IS TO BE PUNCHED IN COLS. 3-6 ON ALL CARDS)

STATE OF MARYLAND
PERMIT TO DRILL WELL

please print or type

OEP PERMIT NUMBER

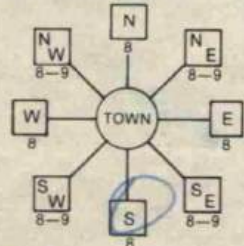
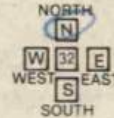
FR-81-5054

fill in this form completely

Date Received **092387**
OWNER INFORMATION
Last Name **HOLTER** Owner First Name **Amos H**
Street or RFD **5937 POOL R ROAD**
Town **Jefferson** State **MD** Zip **21735**

B 3 **LOCATION OF WELL**
County **FREDERICK**
Subdivision **Elm Spring Farm**
Section **44** Lot **7**
Nearest Town **Braddock Heights**
Miles from town **2** MI

DRILLER INFORMATION
Driller's Name **Robert L. Cline** License No. **139**
Firm Name **Cline & Duvall, Inc.**
Address **8973 Hillmark Court Frederick**
Signature **Robert L. Cline** Date **9/22/87**

B 4 **DIRECTION OF WELL FROM TOWN (CIRCLE BOX)**

NEAR WHAT ROAD **Cherry Lane**
ON WHICH SIDE OF ROAD (CIRCLE APPROPRIATE BOX)

DISTANCE FROM ROAD **22** FT

B 2 **WELL INFORMATION**
APPROX. PUMPING RATE (GAL. PER MIN.) **5**
AVERAGE DAILY QUANTITY NEEDED (GAL. PER DAY) **300**

NOT TO BE FILLED IN BY DRILLER HEALTH DEPARTMENT APPROVAL
County Name **Frederick** County No. **87-754**
OEP Signature _____ State Health Insert S _____
Date Issued **092387** CO Signature **Colby D. Duffle** Exp. Date **3-31-88**
North Grid **570000** East Grid **065000**

USE FOR WATER (CIRCLE APPROPRIATE BOX)
 HOME (SINGLE OR DOUBLE HOUSEHOLD UNIT ONLY)
 FARMING (LIVESTOCK WATERING & AGRICULTURAL IRRIGATION)
 INDUSTRIAL, COMMERCIAL, STATE AND FEDERAL GOV. OTHER (REQUIRES APPROPRIATION PERMIT)
 PUBLIC OR PRIVATE WATER COMPANY (REQUIRES APPROPRIATION PERMIT AND STATE HEALTH DEPARTMENT APPROVAL)
 TEST, OBSERVATION, MONITORING (MAY REQUIRE APPROPRIATION PERMIT)

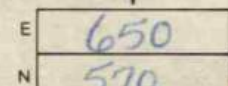
APPROXIMATE DEPTH OF WELL **250** FEET

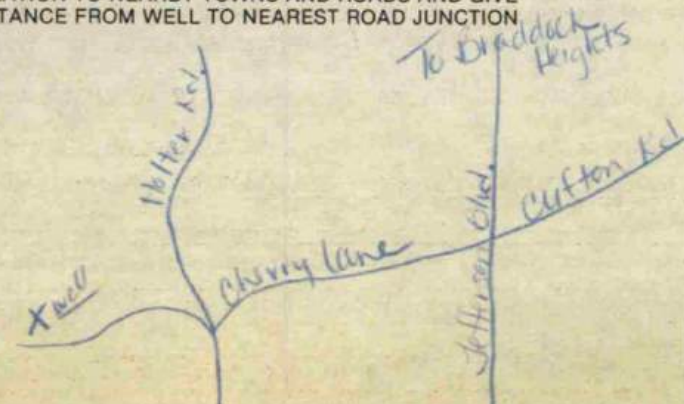
APPROXIMATE DIAMETER OF WELL **6** INCH

METHOD OF DRILLING (circle one)
BORED (or Augered) JETTED Jetted & DRIVEN
AIR-ROTary AIR-PERcussion ROTARY (Hydraulic Rotary)
CABLE REVerse-ROTary DRive-POINT
other _____

REPLACEMENT OR DEEPEINED 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
 THIS WELL WILL DEEPEIN AN EXISTING WELL
PERMIT NUMBER OF WELL TO BE REPLACED OR DEEPEINED (IF AVAILABLE) _____

Not to be filled in by driller (OEP USE ONLY)
APPROP. PERMIT NUMBER _____ GAP _____
FORCE **CA** INITIALS IN BOX PERMIT No. **FR-81-5054**

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


DRAW A SKETCH BELOW SHOWING LOCATION OF WELL IN RELATION TO NEARBY TOWNS AND ROADS AND GIVE DISTANCE FROM WELL TO NEAREST ROAD JUNCTION


Hubbard

FREDERICK COUNTY WELL COMPLETION REPORT
Frederick County Health Department
12 East Church Street, Winchester Hall
Frederick, Maryland 21701

Completion Date 10/16/87

Well Tag No. FR-81-5054 Maryland Coordinate Location - North 570 East 650

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

OWNER HOLTER AMOS ADDRESS 5939 POOLE RD JEFFERSON MD
Last First
LOCATION OF PROPERTY CHERRY LANE

IF Subdivision (Name) ELM SPRINGS FARM Lot 7 Section _____ Block _____

REASON FOR DRILLING WELL: (Circle One) - (1) New Well (First Water Supply On Lot) (2) Replace Drilled Well Which Was Not Adequate Or Went Dry (3) Replaced A Drilled Well Which Was Contaminated (4) Replace Drilled Well (Other Reasons _____) (5) Replaces A Hand Dug Well (6) Replaces A Spring (7) Replaces A Cistern (8) A Well Which Is Drilled Deeper.

CONSTRUCTION CHARACTERISTICS

(1) Total Depth of Well 175 ft. Static Water Level 39 (When Not Pumping) Amount of Reservoir 204 Gallons (Depth of Water Column x 1.5/Gal/Ft.)

(2) All Depths At Which Water Was Encountered _____ Cased Off 88-125-150 Flowing into Well

(3) Number of Dry Holes _____ Depths _____

(4) Amount of Casing Used 70 ft. Size 6 1/4 (Diameter/Inches) Type _____
(Metal Plastic) What Type of Joints _____ (Threaded, Welded, Glued, Etc)

Amount of Casing Above Ground 12 Inches.

(5) Type of Grout CEMENT Amount of Grout Used 12 (Bags, Gallons)

Bit Size Through Overburden 9 Inches Other _____ Inches.

PERFORMANCE CHARACTERISTICS

(1) Yield of Well 20 Gallons Per Minute (Exact) Type of Test - (Rig) (Pump)

(2) Number of Hours Tested 1 Draw Down Water Level At The Time of Test 175

Any Additional Comments or Conditions Concerning The Well: _____

I Hereby Certify That The Above Information Concerning This Well Is True And Correct.

License Number 139

Robert Calme
Driller's Signature

[Faint, illegible handwritten text, possibly bleed-through from the reverse side of the page]

RECEIVED
OCT 20 1987
FREDERICK COUNTY
HEALTH DEPARTMENT

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.

(THIS NUMBER IS TO BE PUNCHED
IN COLS. 3-6 ON ALL CARDS)

COUNTY NUMBER 87-754 ✓

DATE RECEIVED [] [] [] [] [] [] [] []
DATE WELL COMPLETED 10 16 87

DEPTH OF WELL
22 175 26
(TO NEAREST FOOT)

PERMIT NO.
FROM "PERMIT TO DRILL WELL"
FA-81-5054

OWNER HOLTEIS last name 5939 POOLE RD first name ANNIS A TOWN JEFFERSON MD 21755
SUBDIVISION ELM SPRINGS SECTION 4 LOT 7

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		Check if water bearing
	FROM	TO	
BROWN SHALE	0	60	
GREEN MT ROCK	60	175	✓

GROUTING RECORD
WELL HAS BEEN GROUTED (Circle Appropriate Box) Y N
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 69 ft.
(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) 70

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

SCREEN RECORD
screen type or open hole insert appropriate code below
 ST BR HO
STEEL BRASS BRONZE OPEN HOLE
 PL OT
PLASTIC OTHER

DEPTH (nearest ft.)

EACH SCREEN	DEPTH (nearest ft.)
1	<u>69</u> <u>175</u>
2	
3	

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

SLOT SIZE 1 _____ 2 _____ 3 _____
DIAMETER OF SCREEN _____ (NEAREST INCH)

I HEREBY CERTIFY THAT THIS WELL HAS BEEN CONSTRUCTED IN ACCORDANCE WITH COMAR 10.17.13 "WELL CONSTRUCTION" AND IN CONFORMANCE WITH ALL CONDITIONS STATED IN THE ABOVE CAPTIONED PERMIT, AND THAT THE INFORMATION PRESENTED HEREIN IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

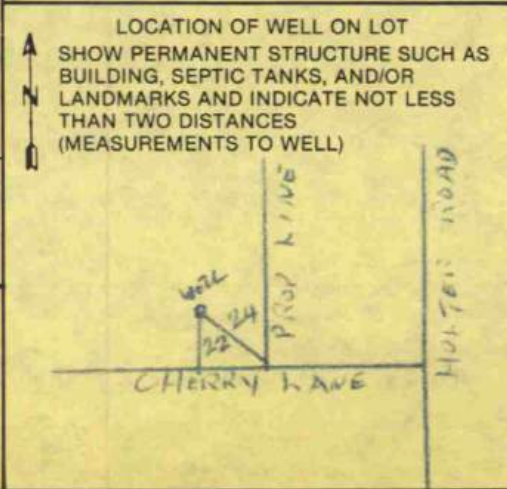
GRAVEL PACK _____ from _____ to _____
IF WELL DRILLED WAS FLOWING WELL INSERT F IN BOX 68

DRILLERS IDENT. NO. 139
DRILLERS SIGNATURE Robert C. Lane
SITE SUPERVISOR (sign. of driller or journeyman responsible for sitework if different from permittee) John C. Lane

OEP USE ONLY (NOT TO BE FILLED IN BY DRILLER)
T (E.R.O.S.) 70 72 74 75 76
WQ OTHER DATA

C 3
PUMPING TEST
HOURS PUMPED (nearest hour) 1
PUMPING RATE (gal. per min. to nearest gal.) 20
METHOD USED TO MEASURE PUMPING RATE TIME
WATER LEVEL (distance from land surface)
BEFORE PUMPING 39
WHEN PUMPING 175
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: 29
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 } LAND SURFACE (nearest foot) 1
 - below }





R E C E I V E D
OCT 20 1987
FREDERICK COUNTY
HEALTH DEPARTMENT



Frederick County Health Department

KATHLEEN F. EDWARDS, Ph.D., R.N.
Health Officer, Frederick County

12 East Church Street
Frederick, Maryland 21701

February 17, 1989

STATE OF MARYLAND

Department of the Environment

CERTIFICATE OF POTABILITY

Pat McCormley
North American Housing Corporation
P.O. Box 145
Point of Rocks, MD 21777

RE: ELM SPRING FARM, LOT 7
3938 Cherry Lane
Jefferson, MD

A water supply system has been installed under Well Construction Permit Number FR-81-5054 at the above noted location. The County Health Department in accordance with COMAR 26.04.04, "Well Regulations" has conducted an evaluation of this system and has tested the water produced by the well to determine if it meets the standards set for the following parameters; coliform bacteria, nitrates and turbidity. The results of these testing analyses indicate that the water does meet the applicable standards set for these parameters and has satisfied the review requirements of this office.

The well driller's signature on the completion report is his certification that well construction as performed under his supervision conforms to State requirements.

Under authority delegated by the Secretary of Department of the Environment, as Approving Authority for Frederick County, my signature or that of my designee represents the approval of the State of Maryland.

ORIGINAL SIGNED BY
Kathleen F. Edwards, Ph.D., R.N.

Kathleen F. Edwards, Ph.D., R.N.
Health Officer
Frederick County



KT *Howey* Environmental Health

Permit Number B9102176

Application Date 07/18/91

Rec'd 7-24-91 AMO

Applicant
HARDING, JAY & JULIE
3938 CHERRY LANE
JEFFERSON, MD 21755
371-5891

Approved 7-25-91

Contractor
CONTINENTAL SPAS & WHIRLPOOLS #31700
5702 INDUSTRY LANE, #B-13
FREDERICK, MD 21701
695-7586

Property Owner HARDING, JAY R. & JULIE A. **Number** 14319379
Location 3938 CHERRY LANE **Town**
Zone district A **Land Use** **Tax Map** 00075 **Parcel** 0165
Election district 14 **Grid** 0011 **Subdivision** ELM SPRINGS FARM
Subd-Code **Section** II **Block** **Lot** 7 **Liber** 1457 **Folio** 0226
Directions 3938 CHERRY LANE

File Codes I	Units	Type of Improvement ADDITION				
Principle Use	Use	Frnt	Rght	Left	Rear	Size/Intended Use of Land
Accessory 1	0	60	62	160		SPA W/DECKING APPROX. 4 X 14
Accessory 2						WILL CONNECTING TO EX. DECK BY NEW DECKING.
Ownership PRIVATE	Construction costs	\$7,200	Mail permit to APPLICANT			
Lot size 1.304ACRES	Dimensions:	Front	Right	Left	Rear	
Disturbed area (sq ft)	Quan of cut	Water EXISTING INDIVIDUAL				
Sewage EXISTING INDIVIDUAL	Installer	Non domestic waste?				
Bedrooms 0 Baths	Basement?	Bath in basement?	Laundry in bas?			
Commercial-->	Number of persons using sanitary facilities					
	Hours					
Enclosed parking	Unenclosed	Driveway staked?	Property staked?			
Foundation	Floors	Exterior walls	Shingles			
Interior walls	Roof	Total rooms 0	Heating fuel			
Heating system		Air conditioning?				
Other improvements:	Electrical? YES	Plumbing? YES	Bath?	Fireplace?		
	Miscellaneous					
Finished square footage	Unfinished	160	Number of stories 0			

DECKING AROUND SPA APPROX. 160SF, WORK IS 50% COMPLETED.
\$10.00 Total unfinished area building \$25.00 County Zoning Fee 1
\$10.00 Investigation Fee
\$45.00 Total Fees

Approved 7-25-91
Smith

Environmental Health

Application Date 07-13-1991

Contractor
L. J. HARRIS & SONS, INC.
2700 INDUSTRIAL LANE, S.W.
FREDERICK, MD 21704
444-2222

Number 1431077

Parcel 0102
Tax Map 0402
Subdivision 0102
Lot 7
Liber 452 Folio 2552

Type of Improvement Addition

Use Front Right Left Rear
Area of lot 7
Area of lot 8
Area of lot 9
Area of lot 10
Area of lot 11
Area of lot 12
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Area of lot 99
Area of lot 100

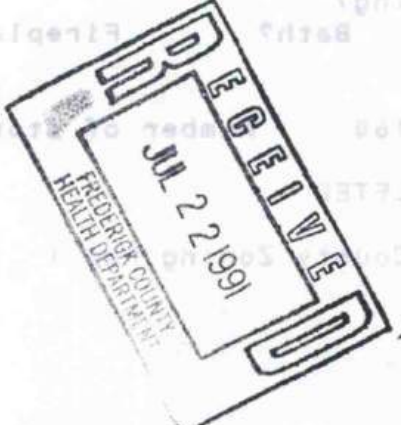
Construction costs \$17,500. Mail permits to applicant
Dimensions Front Right Left Rear

Water EXISTING INDIVIDUAL
Non domestic wastes
Water EXISTING INDIVIDUAL

Basement? Bath in basement? Laundry in bath?
Number of persons using sanitary facilities

Enclosed? Driveway attached? Property attached?

Foundation? Floor? Roof?
Total room? Heating fuel?
Shingles? Exterior walls?
Air conditioning?
Plumbing? Bath? Fireplaces?

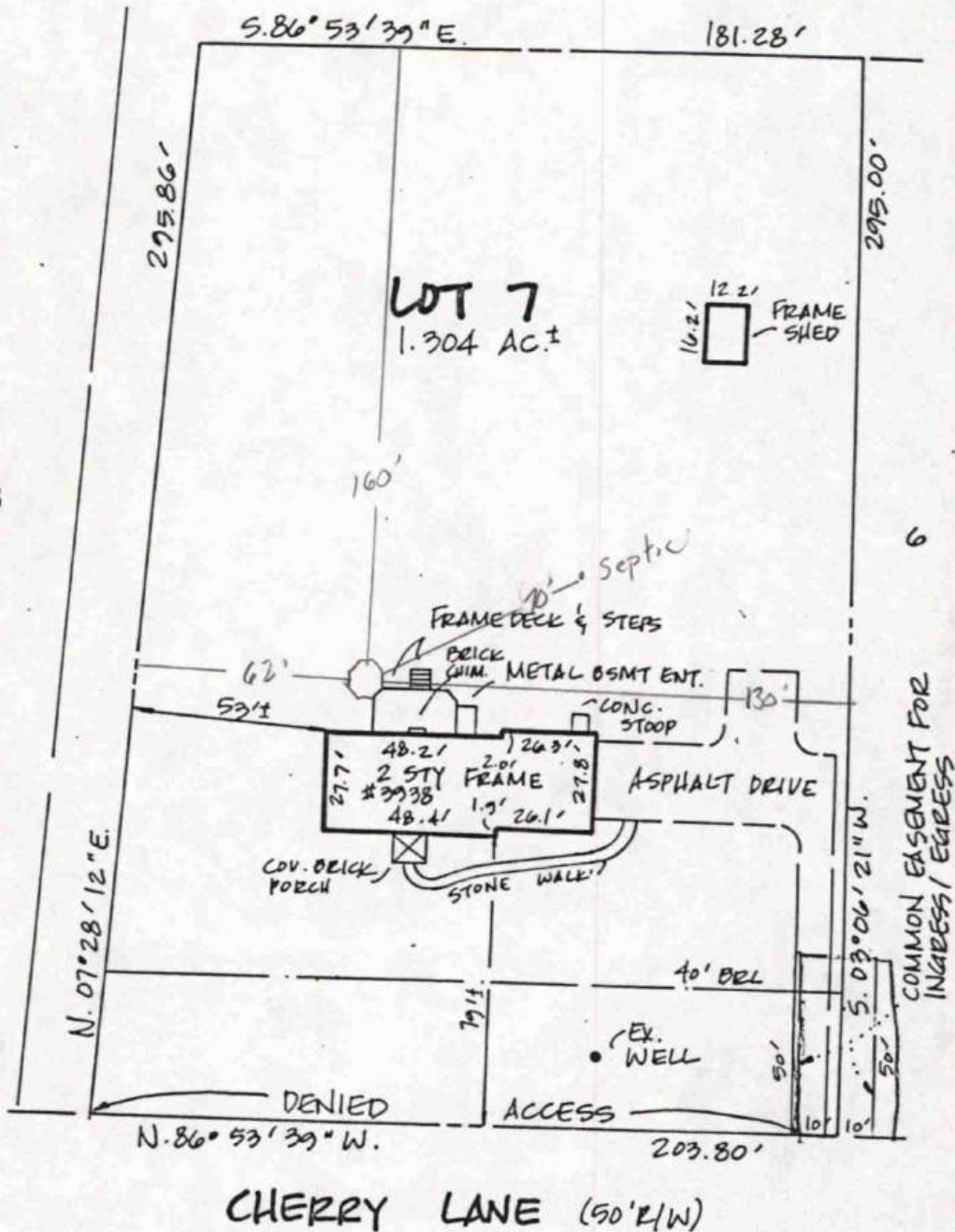


Unfinished? 100

100

PLAT N. E. A SIX-FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.

GREG TUCKER ENTERPRISES



HOUSE LOCATION
LOT 7, SECTION II
ELM SPRINGS FARM
 3938 CHERRY LANE
 JEFFERSON ELECTION DISTRICT NO. 14
 FREDERICK COUNTY, MARYLAND

RECEIVED JUL 18 1991

91-2176 I

To the best of my knowledge, this Survey is true and correct.

Greg Tucker

 D. O. N. S. I.

**FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW
DEPARTMENT OF PERMITS AND INSPECTIONS**

PERMIT NUMBER **50140**

SUBMITTED BY: LH

APPLICATION TYPE : RESIDENTIAL BLDG USES PERMIT
APPLICATION DATE: 02/26/2007

APPLICANT(S)

-CORRY A BROADBENT
3938 CHERRY LN
JEFFERSON, MD 21755
Day Phone: (301)371-9771 x
Mobile Phone: (301)471-8431

-TANYA L BROADBENT

CONTRACTOR/CONTACT

APPROVED/kelly
MAR 01 2007
F 263
+ 204
check setbacks

PROPERTY INFORMATION

TAX ID NUMBER: 14319379
STREET ADDRESS: 3938 CHERRY LN
SUBDIVISION: ELM SPRINGS FARM
TAX MAP: 0075
PARCEL: 14319379
WATER TYPE : WELL
RELATED PERMIT NUMBERS:

TOWN NAME: JEFFERSON
UNIT/SUITE NUMBER :
LOT NUMBER : 7
INCORPORATED TOWN : N
SEWER TYPE: SEPTIC
PROPERTY OWNER: CORRY A BROADBENT
TANYA L BROADBENT

AP NAME BROADBENT, CORRY

PROJECT/PHASE NAME

TYPE OF WORK ACCESSORY

DEPARTMENT OF COMMERCE SINGLE FAMILY DWELLING

TYPE OF CONSTRUCTION GARAGE

BUILDING USE

DECLARED VALUE \$ 8,000

DESCRIPTION OF WORK 20 X 24 UNATTACHED GARAGE

LOCATION ELM SPRINGS FARM; LOT 7

BUILDING AREA	480	Septic Details:	Grading/Driveway Info:
SETBACKS		New Septic? N	Lot Size in Sq. Ft. 0
FRONT	140	Septic Repair?	Lot Dimensions
REAR	144	Constructed Area Staked?	Dist. Area in Sq Ft 0
RIGHT	12	Sand Mound?	Cut/Fill in CY 0
LEFT	163	Conventional?	Is Driveway New? N

R. Beal 3-1-07

NBOU

**FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW
DEPARTMENT OF PERMITS AND INSPECTIONS**

PERMIT NUMBER **50140**

Options:		Open Deck	
Elevations		Porch	
Sunroom		Front	
Side		Rear	
Rear		Side	
Morning Room		Screened	
Conservatory/Library			
Loft			
Garages	No. of Cars		
Optional Room Above Garage		Finished Basement	Square Footage:
Finished		Bedroom	Total 480
Unfinished		Study/Den	
Carport	No. of Cars	Recreation	Finished 480
		Office	
Room Extensions:		Exercise Room	Unfinished 0
		Hobbie/Workshop	
		Media Room	Conversion 0
		Bathroom	

<u>FEES</u>	
BUILDING FEE - GARAGE	236.40
FILING FEE	25.00
HEALTH REVIEW FEE	25.00
ZONING FEE	47.00
TOTAL FEES:	333.40
TOTAL PAID:	333.40

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 feet.

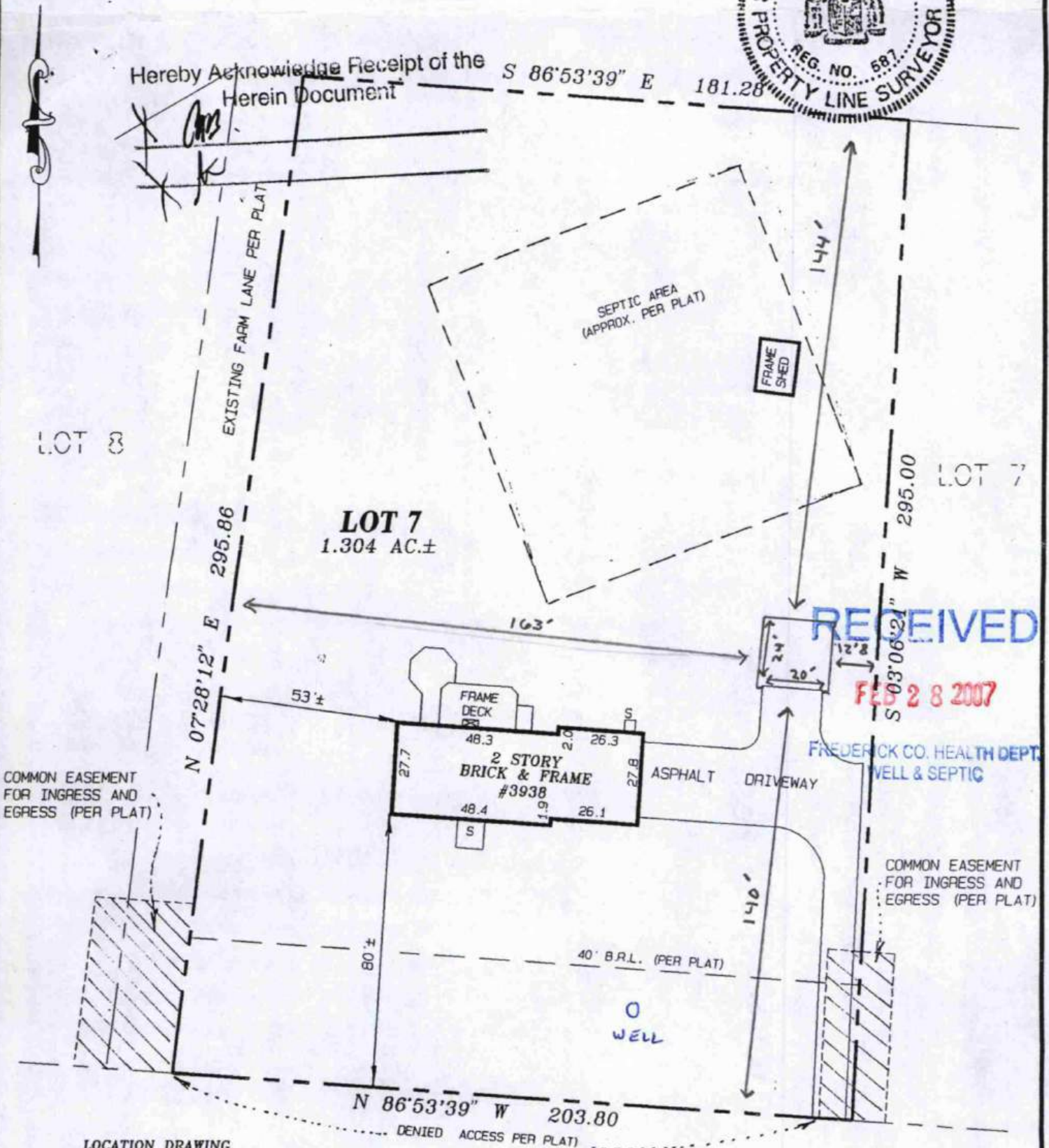
Flood Zone "C" per H.U.D. Flood Panel No. 240027-0175C.

A six-foot drainage and utility esmt. is reserved along all lot lines (per plat).



Hereby Acknowledge Receipt of the Herein Document

S 86°53'39" E 181.28



RECEIVED
FEB 28 2007
FREDERICK CO. HEALTH DEPT
WELL & SEPTIC

LOCATION DRAWING
LOT 7 SECTION II
ELM SPRINGS FARM
FREDERICK COUNTY, MARYLAND

CHERRY LANE
Corry & Tanya Broadbent
3938 Cherry Ln Jefferson, MD 21755

50140

SURVEYOR'S CERTIFICATE "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION." <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587	REFERENCES PLAT BK. 36 PLAT NO. 78		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
	LIBER FOLIO		DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 7-18-2000	SCALE: 1" = 40' DRAWN BY: M.A.S. JOB NO.: 2000-2939

FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW
DEPARTMENT OF PERMITS AND INSPECTIONS

PERMIT NUMBER 62112

3-4

SUBMITTED BY: BH

APPLICATION TYPE : RESIDENTIAL BLDG USES PERMIT
APPLICATION DATE: 02/29/2008

APPLICANT(S)

-CORRY A BROADBENT
-TANYA L BROADBENT
-MICHAEL S NAILL
LAUREL POOLS

CONTRACTOR/CONTACT

- LAUREL POOLS/A&K CONSTRUCTION
Lic #: 79053
Exp. Date: 8/3/2009
P.O. BOX 279
LIBERTYTOWN, MD 21762-
Day Phone: (301)898-4088 x

Fax 898-4120

Pit. not in reserve

PROPERTY INFORMATION

TAX ID NUMBER: 14319379
STREET ADDRESS: 3938 CHERRY LN
SUBDIVISION: ELM SPRINGS FARM
TAX MAP: 0075
PARCEL: 14319379
WATER TYPE : WELL
RELATED PERMIT NUMBERS:

TOWN NAME: JEFFERSON
UNIT/SUITE NUMBER :
LOT NUMBER : 7
INCORPORATED TOWN : N
SEWER TYPE: SEPTIC
PROPERTY OWNER: CORRY A BROADBENT
TANYA L BROADBENT

AP NAME BROADBENT, CORRY & TANYA
PROJECT/PHASE NAME
TYPE OF WORK ACCESSORY
DEPARTMENT OF COMMERCE SINGLE FAMILY DWELLING
TYPE OF CONSTRUCTION INGROUND POOL
BUILDING USE
DECLARED VALUE \$ 49,900
DESCRIPTION OF WORK 16X33 INGROUND POOL

LOCATION ELM SPRINGS FARM
LOT 7

near Pool
Faxed copy as per it

Deal
3-17-08

You must maintain 10'
from septic tank ^{10'} from
seepage pit to outer edge
of pool foundation.

**FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW
DEPARTMENT OF PERMITS AND INSPECTIONS**

PERMIT NUMBER **62112**

FEES

BUILDING FEE - INGROUND POOL	155.00
FILING FEE	26.00
HEALTH REVIEW FEE	25.00
MINOR GRADING FEE	84.00
SDC REVIEW FEE	55.00
ZONING FEE	49.00
TOTAL FEES:	394.00
TOTAL PAID:	394.00

The applicant hereby certifies and agrees as follows: 1) That he/she is authorized to make this application: 2) That the information is correct: 3) That he/she will comply with all regulations of Frederick County which are applicable hereto: 4) That he/she will perform no work on the above property not specifically described in the application: 5) That he/she knows that this permit does not include electrical or plumbing work; electrical and plumbing work requires a separate permit.

Any revision to a permit application or a permit that has been issued must be approved by the appropriate agencies. Permission must be given by the Building Inspector to proceed with construction until such time that the permit has been re-issued.

SIGNED _____
PLEASE PRINT _____ (connection with operation)

Hereby Acknowledge Receipt of the
Herein Document

S 86°53'39" E 181.28



RECEIVED

MAR 04 2006

FREDERICK CO. HEALTH DEPT.
WELL & SEPTIC

EXISTING FARM LANE PER PLAT

LOT 7
1.304 AC.±

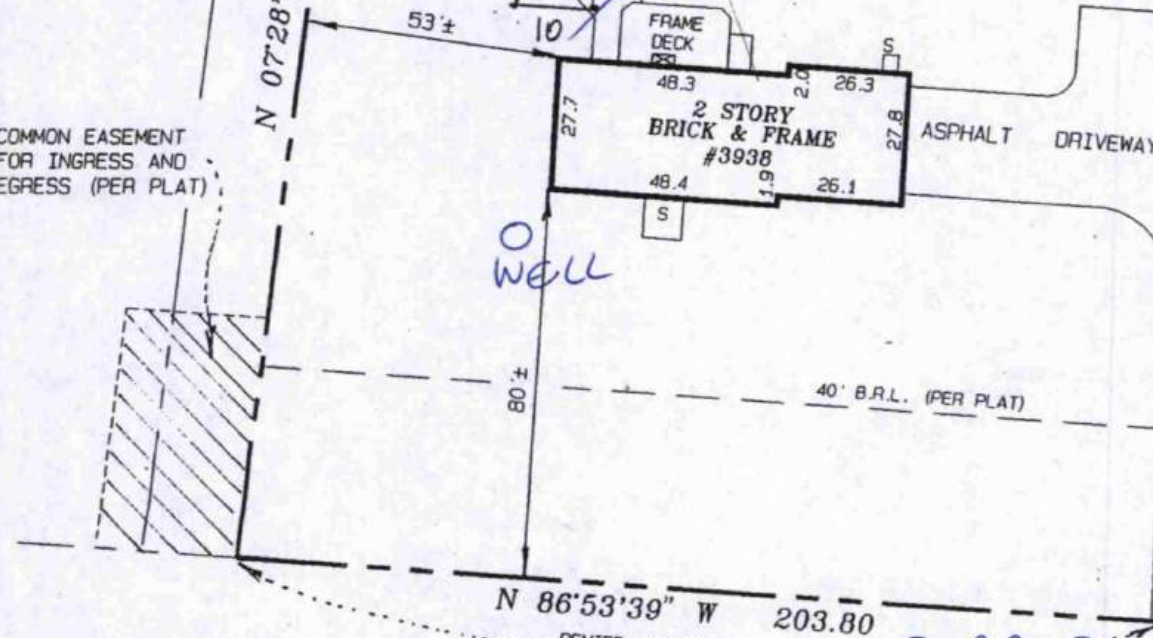
SEPTIC AREA
(APPROX. PER PLAT)

FRAME SHED

S-10
F-40
R-30
LOT 7

COMMON EASEMENT
FOR INGRESS AND
EGRESS (PER PLAT)


COMMON EASEMENT
FOR INGRESS AND
EGRESS (PER PLAT)



LOCATION DRAWING
LOT 7 SECTION II 3938 **CHERRY LANE**
ELM SPRINGS FARM
FREDERICK COUNTY, MARYLAND

CORRY BROADBENT

---62112

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK. 36 PLAT NO. 78		SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
<i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507	LIBER		DATE OF LOCATIONS		SCALE: 1" = 40'
	FOLIO		WALL CHECK:		DRAWN BY: M.A.S.
			HSE. LOC.: 7-18-2000		JOB NO.: 2000-2939

LIBER 457 FOLIO 226

THIS DEED, made this 13th day of November, 1987, by me, Amos A. Holter, Jr., of Frederick County, State of Maryland,

WITNESSETH:

That for good and valuable considerations, the receipt of which is hereby acknowledged, at and before the delivery of these presents, I, the said Amos A. Holter, Jr., do hereby grant and convey in fee simple unto North American Housing Corporation, a body corporate, its successors and assigns, SUBJECT to the restrictions, limitations, covenants and conditions hereinafter set forth, all those three contiguous pieces or parcels of land fronting on the north side of Cherry Lane, in Jefferson Election District, Frederick County, State of Maryland, known and designated as Lots 5, 6 and 7 on the Combined Preliminary/Final and Plat of Public Taking, Section II - Lots 4, 5, 6, 7 and 8, Agricultural Cluster Subdivision entitled "ELM SPRINGS FARM", prepared by J. F. Brown and Associates, Inc., dated June 26, 1987 and recorded in Plat Book 36, Page 78, one of the Plat Records of the County aforesaid, said lot containing 1.085 acres, more or less.

Being part of the same real estate conveyed unto the Grantor herein by the following deeds:

- (1) Deed from Amos A. Holter to Amos A. Holter, Jr., and Lillian R. Holter, his wife, dated June 30, 1971 and recorded in Liber No. 852, folio 78, one of the Land Records of the County aforesaid, the interest of the said Lillian R. Holter having been conveyed unto the Grantor herein by (2) deed dated December 20, 1978, and recorded in Liber No. 1072, folio 214, one of the Land Records of the County aforesaid.

To which aforesaid plat and deed and the references therein contained reference is hereby made for a more particular description of the real estate intended to be conveyed by these presents.

TOGETHER WITH ALL AND SINGULAR the rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining.

STATE TX 825.00
 RECD FEE 22.00
 RCRD TAX 1089.00
 #02082 C40 R01 T15:15
 11/17/87
 DEED # 24357 #

825.00
 Recording Fee 22.00
 Recordation Tax 1089.00
 \$ 1,936.00

FREDERICK COUNTY CIRCUIT COURT (Land Records) CCK 1457 p.0226 MSA_CE_61_1301. Date available 4/5/2006. Printed 5/6/2026.

LIBERTY 457 FOLIUM 221

TO HAVE AND TO HOLD the above described real estate unto the said North American Housing Corporation, a body corporate its successors and assigns, forever, in fee simple, SUBJECT, however, to the restrictions, limitations, covenants and conditions herein expressed and described.

And the said Grantee, for itself, its successors and assigns, do hereby covenant and agree with the aforesaid Grantor, his personal representatives, heirs, devisees and assigns, by the acceptance of this deed as follows:

(1) That all lots in this subdivision shall be known and described as residential lots, and no manufacturing, commercial business or professional enterprises of any kind for profit shall be conducted or maintained therein in connection with any lot, or shall such lot be used in any manner other than for residential purposes.

(2) That no structure of any kind whatsoever except one single private dwelling or residence designed for the occupancy of not more than one family, not exceeding two stories in height, shall be erected, placed, altered, converted, used or permitted to remain on any lot, provided, however, that an outdoor fireplace, lawn and garden storage house, and a garage for not more than two automobiles for the sole use of the respective owners or occupants of the lot upon which said garage is erected shall be permitted. The conversion or use of any structures for apartments or rooming houses is prohibited. The Grantor reserves the right to place upon any of his retained property a sign or signs advertising the sale of said lots, and further retains the right to use or permit to be used by lease or otherwise, for agricultural or residential purposes only, any of his property now shown on the aforesaid plat, approved and recorded as aforesaid.

(3) That no trailer, basement only, tent, unlicensed vehicle, shack, garage only, or other outbuildings shall be erected or allowed on any lot, nor shall these things at any time be used as a dwelling temporarily or permanently nor shall any structure of a temporary character be used as a dwelling.

(4) That all exposed exterior walls of the residence and garage shall

LIBER 1457 FOLIO 228

be of brick, stone, or weatherboard, aluminum siding, or combinations thereof, to the end that no walls shall be built of any other materials on any lot unless the same are covered by brick, stone, weatherboard, aluminum siding or combinations thereof.

(5) That the total living area of any dwelling erected on any lot shall not be less than 1600 square feet.

(6) That subject to the reservation for agricultural use mentioned in paragraph 2 hereof, no horse, cow, goat, hog or similar animal shall be kept or maintained on any lot, or any portion thereof, nor shall any fowl be maintained thereon. Dogs, cats, birds, (excluding fowl of any kind), rabbits, or guinea pigs may be kept as pets only, and not on a commercial basis, in the basement of the dwelling, garage, or in the back yard of the lot in an approved pen or structure.

(7) That no lot or portion thereof, shall be used so as to injuriously affect the use, occupation, or value, of the lots in this subdivision for residential purposes, or so as to become a nuisance, and specifically (a) all lots, improved or unimproved, shall be kept well mowed and trimmed and free to rubbish and filth, (b) all clothes lines shall be erected between the rear of the house and the rear lot line, and (c) no fence shall be erected from the front of the house to the street line. No fence or hedge shall exceed four feet in height.

(8) That the Grantee covenants that it shall make no complaint (and particularly will not sue) by reason of noise, dust, odors, or other matters resulting from normal farming operations of adjacent land.

(9) That all building and construction plans, including fencing, shall be submitted to and approved by Amos A. Holter, Jr., or his successors, prior to construction, with regard to matters of design, construction, floor space, materials, and detail of exterior. The Grantor shall have the right to prevent or stop violation of any of the covenants herein set forth by injunction or other lawful procedure, and to recover any damages resulting from such violation.

(10) That the storage of any boat or other recreational vehicle shall be in an enclosed building, or special arrangements regarding off-site

storage be made with the Grantor.

(11) That no trucks larger than one ton capacity, tractors, trailers, tractor trailers, recreational vehicles, buses, vans, or any other larger motor vehicles or trailers shall be allowed to stand on any lot in this section, provided, however, one such vehicle per lot may be stored or parked in a garage as authorized by these covenants.

(12) That the lot owner, upon the start of construction of any dwelling, shall actively encourage the building contractor to keep the premises as free of trash or debris as possible, and of any materials subject to blowing or scattering by adverse weather conditions.

(13) It is further stipulated and agreed that the within conveyance is subject to the restrictions and limitations set forth on the face of the aforementioned plat, under the heading entitled "NOTES", to which said plat further reference is hereby made.

That the Grantee, by the acceptance of this deed, for itself, its successors and assigns, covenants that it will fully and truly comply with and fulfill all the conditions, restrictions and limitations hereinbefore set forth, and the same shall be construed to be covenants running with the land hereby conveyed and binding upon all succeeding owners and purchasers thereof, and further, that it accepts the real estate herein conveyed with the full knowledge of the conditions as above stated, and that all conveyances of said real estate made by it, its successors and assigns, shall be subject to the same conditions.

And the said Grantor does hereby covenant that he will warrant specially the property hereby conveyed, and that he will execute such further assurances of said land as may be requisite.

WITNESS MY HAND AND SEAL.

Witness:

E. M. Penton

Amos A. Holter, Jr.

Amos A. Holter, Jr.

LIBER 457 FOLIO 230

STATE OF MARYLAND, FREDERICK COUNTY, TO-WIT:

I hereby certify that on this 13th day of November, 1987, before me, the subscriber, a Notary Public of the State of Maryland, in and for Frederick County, personally appeared Amos A. Holter, Jr., and acknowledged the foregoing deed to be his act and deed; and at the same time the said Amos A. Holter, Jr., certified under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance is \$165,000.00 .

Given under my hand and Notarial Seal the date above written.

Amos A. Holter Jr

Amos A. Holter, Jr.

AFFIANT

Elizabeth M. Porter
Notary Public

My Commission Expires: July 1, 1990

COUNTY & STATE TAX CERTIFICATION
Martha Ann Baittan Co. Treas.
Date 11/16/87

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Frederick Coun.
by Doris White 11/16/87
Dm

Agricultural Transfer Tax in the
Amount of \$ 4950.00
Signature Doris White
11/16/87
Dm

FREDERICK COUNTY CIRCUIT COURT (Land Records) CCK 1457 p.0230 MSA_CE_61_1301. Date available 4/5/2006. Printed 5/6/2026.



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 5/16/2026 ■ ADDENDUM to Contract of Sale dated
between Buyer and Seller Corry A. Broadbent Tanya L. Broadbent
for Property known as 3938 Cherry Lane, Jefferson, MD 21755

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, Ceiling Fan(s) # 6, Central Vacuum, Clothes Dryer, Clothes Washer, Cooktop, Dishwasher, Drapery/Curtain Rods, Draperies/Curtains, Electronic Air Filter, Exhaust Fan(s) #2, Exist. W/W Carpet, Fireplace Screens/Doors, Fireplace Equipment, Freezer, Furnace Humidifier, Garage Opener(s) # 3, Garage remote(s) # 3, Garbage Disposal, Hot Tub, Equipment & Cover, Intercom, Microwave, Playground Equipment, Pool, Equipment & Cover, Refrigerator(s) # 1, w/ Ice Maker(s) # 1, Satellite Dish, Screens, Shades/Blinds, Storage Shed(s) #, Storm Doors, Storm Windows, Stove or Range, TV Antenna, Trash Compactor, Wall Mount TV Brackets, Wall Oven(s) # 2, Water Filter, Water Softener, Window A/C Unit(s) #, Window Fan(s) #, Wood Stove

ADDITIONAL INCLUSIONS (SPECIFY): Wood Shed

ADDITIONAL EXCLUSIONS (SPECIFY):

2. LEASED ITEM(S) INCLUDED:

- Fuel Tank(s), Solar Panels, Alarm System, 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, Sewage Disposal, Heating, Hot Water, Air Conditioning, Public, Well, Septic, Gas, Electric, Oil, Heat Pump, Other

Utility Service Providers: Potomac Edison

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

Buyer Signature Date Seller Signature Date
Corry A. Broadbent 5/16/2026

Buyer Signature Date Seller Signature Date
Tanya L. Broadbent 5/16/2026

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 3938 Cherry Lane, Jefferson, MD 21755

Legal Description: LOT 7 SECT II 1.304 ACRES ELM SPRINGS FARM

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 2000

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

Water Supply [] Public [X] Well [] Other
Sewage Disposal [] Public [X] Septic System approved for (# of bedrooms) Other Type
Garbage Disposal [X] Yes [] No
Dishwasher [X] Yes [] No
Heating [] Oil [] Natural Gas [X] Electric [X] Heat Pump Age 2005/2014 [] Other
Air Conditioning [] Oil [] Natural Gas [X] Electric [X] Heat Pump Age 2005/2014 [] Other
Hot Water [] Oil [] Natural Gas [X] Electric Capacity 50 Age 2017 [] 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: Asphalt Shingle Age 2009

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 09/2025 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:} Corry A. Broadbent Date 5/16/2026
5C85ABC381EC4B9...

Seller(s) ^{Signed by:} Tanya L. Broadbent Date 5/16/2026
85A9CD067805454...

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 _____



HOMEOWNER'S INSURANCE DISCLOSURE



Property Address: 3938 Cherry Lane, Jefferson, MD 21755
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. X I/We have filed no insurance claims, nor have any knowledge of any claims filed on the property listed above in the past five (5) years. I/We are not aware of any existing conditions that may lead to a claim against our homeowner's insurance policy.
2. ___ I/We have filed ___ insurance claim(s), or know that there has/have been claims made during the past five (5) years, either by me/us or by the previous owner(s).
3. ___ I/We are aware of conditions that may lead to a future insurance claim.

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

Multiple horizontal lines for describing claims or conditions.

The current insurance company is: Erie

Signed by: Cory A. Broadbent 5/16/2026
Seller's Signature/Date

Buyer's Signature/Date

Signed by: Tanya L. Broadbent 5/16/2026
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.





GENERAL ADDENDUM

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

on Lot 7, Block _____, Subdivision ELM SPRINGS FARM,

3938 Cherry Lane, Jefferson, MD 21755,

located in FREDERICK County, Maryland between

(Purchasers) _____

and (Sellers) Corry A. Broadbent Tanya L. Broadbent

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:
Corry A. Broadbent

Seller 85ABC381EC4B9...

Signed by:
Tanya L. Broadbent

Seller 1185A9CD067805454...

Purchaser

Purchaser

5/16/2026

Date

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 Corry A. Broadbent Tanya L. Broadbent for Property
 known as 3938 Cherry Lane, Jefferson, MD 21755.

NOTE: This notice does not apply to: (1) the initial sale of single family residential property which has never been occupied, or for which a certificate of occupancy has been issued within one year prior to the date of the Contract; (2) a transfer that is exempt from the transfer tax under Subsection 13-207 of the Tax-Property Article, except land installments contracts of sale under Subsection 13-207(a)(11) of the Tax-Property Article and options to purchase real property under Subsection 13-207(a)(12) of the Tax-Property Article; (3) a sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure; (4) a sheriff's sale, tax sale, or sale by foreclosure, partition or by court appointed trustee; (5) a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust; (6) a transfer of single family residential real property to be converted by the buyer into a use other than residential use or to be demolished; or (7) a sale of unimproved real property.

Section 10-702 of the Real Property Article of the Annotated Code of Maryland ("Section 10-702") requires that a seller of a single family residential property ("the property") deliver to each buyer, on or before entering into a contract of sale, on a form published and prepared by the Maryland Real Estate Commission, **EITHER:**

- (A) A written property condition disclosure statement listing all defects including latent defects, or information of which the seller has actual knowledge in relation to the following:
- (i) Water and sewer systems, including the source of household water, water treatment systems, and sprinkler systems;
 - (ii) Insulation;
 - (iii) Structural systems, including the roof, walls, floors, foundation and any basement;
 - (iv) Plumbing, electrical, heating, and air conditioning systems;
 - (v) Infestation of wood-destroying insects;
 - (vi) Land use matters;
 - (vii) Hazardous or regulated materials, including asbestos, lead-based paint, radon, underground storage tanks, and licensed landfills;
 - (viii) Any other material defects, including latent defects, of which the seller has actual knowledge;
 - (ix) Whether the required permits were obtained for any improvements made to the property;
 - (x) Whether the smoke alarms:
 - 1. will provide an alarm in the event of a power outage;
 - 2. are over 10 years old; and
 - 3. if battery operated, are sealed, tamper resistant units incorporating a silence/hush button and use long-life batteries as required in all Maryland homes by 2018; and
 - (xi) If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, whether a carbon monoxide alarm is installed on the property.

"Latent defects" under Section 10-702 means material defects in real property or an improvement to real property that:

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

OR

(B) A written disclaimer statement providing that:

- (i) Except for latent defects of which the seller has actual knowledge, the seller makes no representations or warranties as to the condition of the real property or any improvements on the real property; and
- (ii) The buyer will be receiving the real property "as is," with all defects, including latent defects, that may exist, except as otherwise provided in the contract of sale of the property.



At the time the disclosure or disclaimer statement is delivered to you ("the buyer"), you are required to date and sign a written acknowledgement of receipt on the disclosure or disclaimer statement which shall be included in or attached to the contract of sale.

Section 10-702 further provides that a buyer who receives the disclosure or disclaimer statement on or before entering into a contract of sale does not have the right to rescind the contract based upon the information contained in the disclosure or disclaimer statement.

You are hereby notified that, in certain circumstances, you have the right to rescind your contract with the seller if the seller fails to deliver to you the written property condition disclosure or disclaimer statement. Section 10-702 provides that a buyer who does not receive the disclosure or disclaimer statement on or before entering into the contract has the unconditional right, upon written notice to the seller or seller's agent.

- (i) To rescind the contract at any time before the receipt of the disclosure or disclaimer statement or within 5 days following receipt of the disclosure or disclaimer statement; and
- (ii) To the immediate return of any deposits made on account of the contract.

Your right to rescind the contract under Section 10-702 terminates if not exercised before making a written application to a lender for a mortgage loan, if the lender discloses in writing at or before the time application is made that the right to rescind terminates on submission of the application or within 5 days following receipt of a written disclosure from a lender who has received your application for a mortgage loan, if the lender's disclosure states that your right to rescind terminates at the end of that 5 day period.

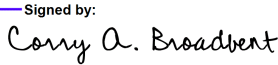

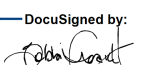
Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (i) Closing or occupancy by you, whichever occurs first, in the event of a sale; or
- (ii) Occupancy, in the event of a lease with option to purchase.

The information contained in the property condition disclosure statement is the representation of the seller and not the representation of the real estate broker or sales person, if any. A disclosure by the seller is not a substitute for an inspection by an independent professional home inspection company. You should consider obtaining such an inspection. The information contained in a disclosure statement by the seller is not a warranty by the seller as to the condition of the property of which condition the seller has no actual knowledge or other condition, including latent defects, of which the seller has no actual knowledge. The seller is not required to undertake or provide an independent investigation or inspection of the property in order to make the disclosures required by Section 10-702. The seller is not liable for an error, inaccuracy or omission in the disclosure statement if the error, inaccuracy or omission was based upon information that was not within the actual knowledge of the seller or was provided to the seller by a third party as specified in Section 10-702(i) or (j).

You may wish to obtain professional advice about the property or obtain an inspection of the property.

The undersigned buyer(s) and seller(s) acknowledge receipt of this notice on the date indicated below and acknowledge that the real estate licensee(s) named below have informed the buyer(s) and the seller(s) of the buyer(s)' rights and the seller(s)' obligations under Section 10-702.

Buyer's Signature	Date	Signed by:  Corry A. Broadbent	5/16/2026
Buyer's Signature	Date	Signed by:  Tanya L. Broadbent	5/16/2026
Agent's Signature	Date	DocuSigned by:  Bobbi Prescott	5/15/2026



FREDERICK COUNTY NOTICES AND DISCLOSURES

This disclosure statement is attached to and hereby made a part of the Contract dated _____ between _____ (Buyer) and Corry A. Broadbent _____ Tanya L. Broadbent _____ (Seller) for the property located in the County of Frederick, State of Maryland, described as _____ 3938 Cherry Lane, Jefferson, MD 21755 _____ (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.

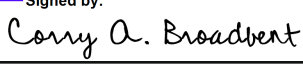

4. **NOTICE ON ZONES OF DEWATERING INFLUENCE:** The property may be located in a “Zone of Dewatering Influence.” Such a zone is defined under Maryland law as the area surrounding a surface pit mine in “karst” terrain (limestone and carbonate rock containing closed depressions, sinkholes, caverns, cavities, 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.

Signed by:			
	5/16/2026		
<small>5C88A2G381EC4B9...</small>	Date	Buyer	Date
Signed by:			
	5/16/2026		
<small>5C88A2G381EC4B9...</small>	Date	Buyer	Date



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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.



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	<small>Signed by:</small> <i>Cory A. Broadbent</i>	Date	<i>5/16/2026</i>
			<small>5C85ABC381EC4B9...</small>		
Buyer _____	Date _____	Seller	<small>Signed by:</small> <i>Tanya L. Broadbent</i>	Date	<i>5/16/2026</i>
			<small>85A9CD067805454...</small>		

Property Address 3938 Cherry Lane, Jefferson, MD 21755





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: 3938 Cherry Lane, Jefferson, MD 21755

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

Signed by:		Signed by:	
<u>Cory A. Broadbent</u>	<u>5/16/2026</u>	<u>Tanya L. Broadbent</u>	<u>5/16/2026</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
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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
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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: Cory A. Broadbent DATE: 5/16/2026
5C85ABC381EC4B9...

Signed by: Tanya L. Broadbent DATE: 5/16/2026
85A9CD067805454...



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BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Maryland

To (Client's Name(s)): Corry A. Broadbent Tanya L. Broadbent



Property Address: 3938 Cherry Lane, Jefferson, MD 21755
Street City State Zip

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: Community Title Network, LLC, as an independently owned settlement company. 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 provider 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 Community Title Network, LLC:

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

Maryland

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

Additional charges

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

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

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

Settlement Fees provided by Community Title Network, LLC:

Buyer Settlement Fees: \$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:

Corry A. Broadbent

5/16/2026

Signature

Date

Signed by:

Tanya L. Broadbent

5/16/2026

Signature

Date

