Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

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:

10508 Chesham Way
Woodstock, Maryland 21163

Download these docs from here

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

PLEASE LEAVE THIS COPY AT THE PROPERTY

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

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

LISTING BROKER'S OFFER OF COOPERATIVE COMPENSATION

(This form shall *not* be uploaded to the Multiple Listing Service)

Seller(s): Marshall Horman, Trustee.

Listing Broker: RE/MAX Results.

Property Address: 10508 Chesham Way, Woodstock, MD 21163.

This agreement serves as confirmation of the cooperative compensation offered by Listing Broker to Buyer Brokers or Subagents in relation to the sale of the property noted above. The Listing Broker shall pay the cooperative compensation to a Buyer Broker or Subagent who completes performance specified herein. Seller acknowledges that the offer of cooperative compensation is fully negotiable and not fixed by law or established by any membership organization with which Listing Broker is affiliated.

1. In the event of a sale or exchange of the above property is made to a buyer produced or assisted by a Buyer Broker or Subagent, Seller has authorized Listing Broker to pay cooperative compensation to the Buyer Broker or Subagent.

2. Listing Broker shall pay cooperative compensation to the Buyer Broker in the amount of $_____ or 2.5 % of the purchase price.

3. Listing Broker shall pay cooperative compensation to the Subagent in the amount of $_____ or _____ % of the purchase price.

4. The source of compensation does not affect the agency relationships between a buyer and Seller and their respective real estate brokers.

5. Nothing herein shall make a Buyer's Broker or Subagent a party to the Contract of Sale. Buyer's Broker or Subagent shall be an intended third-party beneficiary of the right to be paid compensation from the Listing Broker herein.

6. The cooperative compensation earned by Buyer Broker or Subagent shall be paid at settlement from the proceeds of the transaction.

7. X In the event of a conflict relating to cooperative compensation between a Contract of Sale and this Offer of Cooperative Compensation, this Offer of Cooperative Compensation shall control.

RE/MAX Results
Listing Broker (Company Name)

DocuSigned by:
Todd Grant
10/9/2026
Listing Broker/Authorized Representative Signature **Date**

DocuSigned by:
Marshall Horman, Trustee
10/9/2026
Seller Signature **Date**

Seller Signature **Date**

Buyer Broker (Company Name)

Buyer Broker/Authorized Representative Signature **Date**

Buyer Signature **Date**

Buyer Signature **Date**

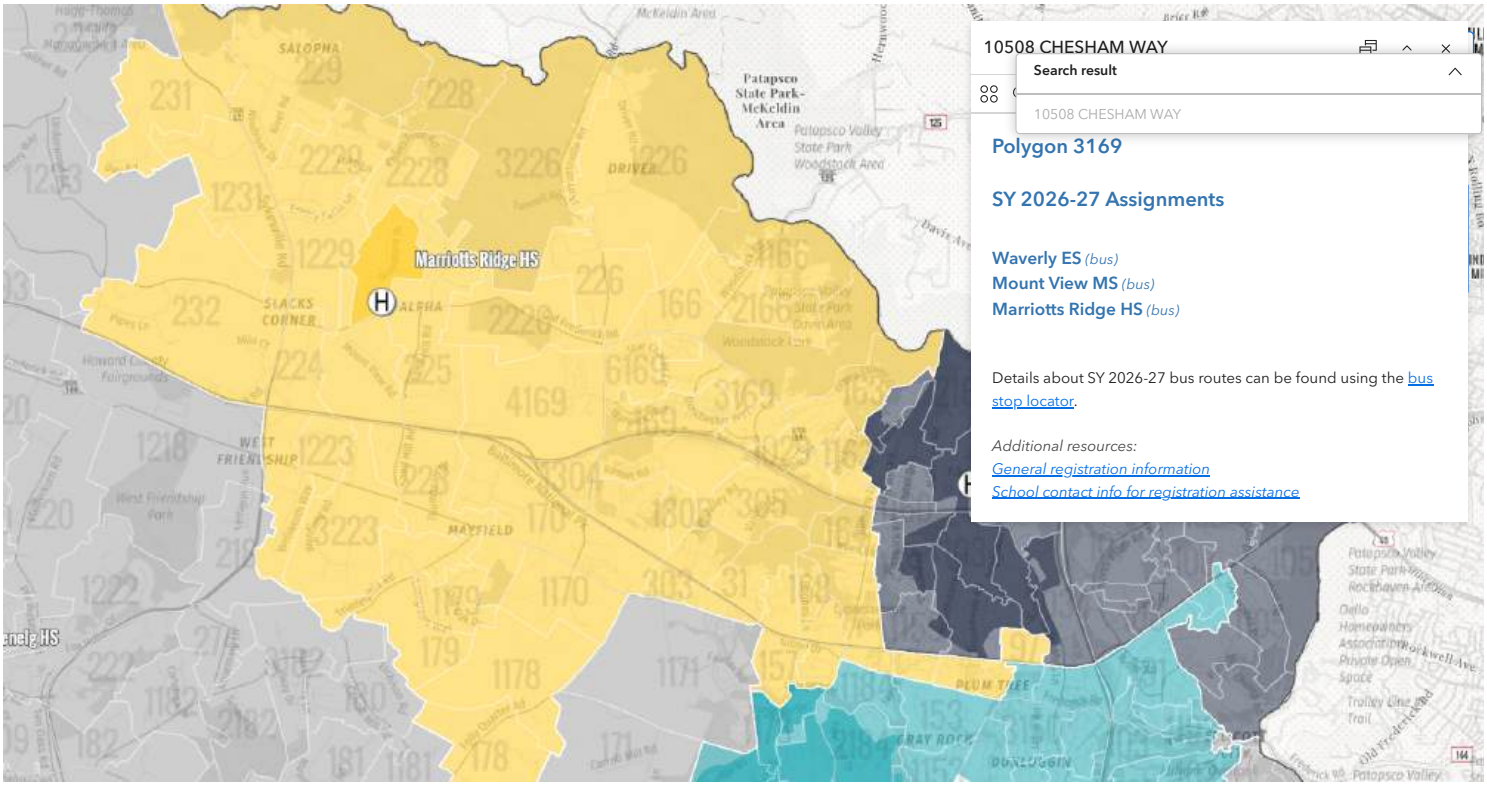
Subagent (Company Name)

Subagent's Broker/Authorized Representative Signature **Date**

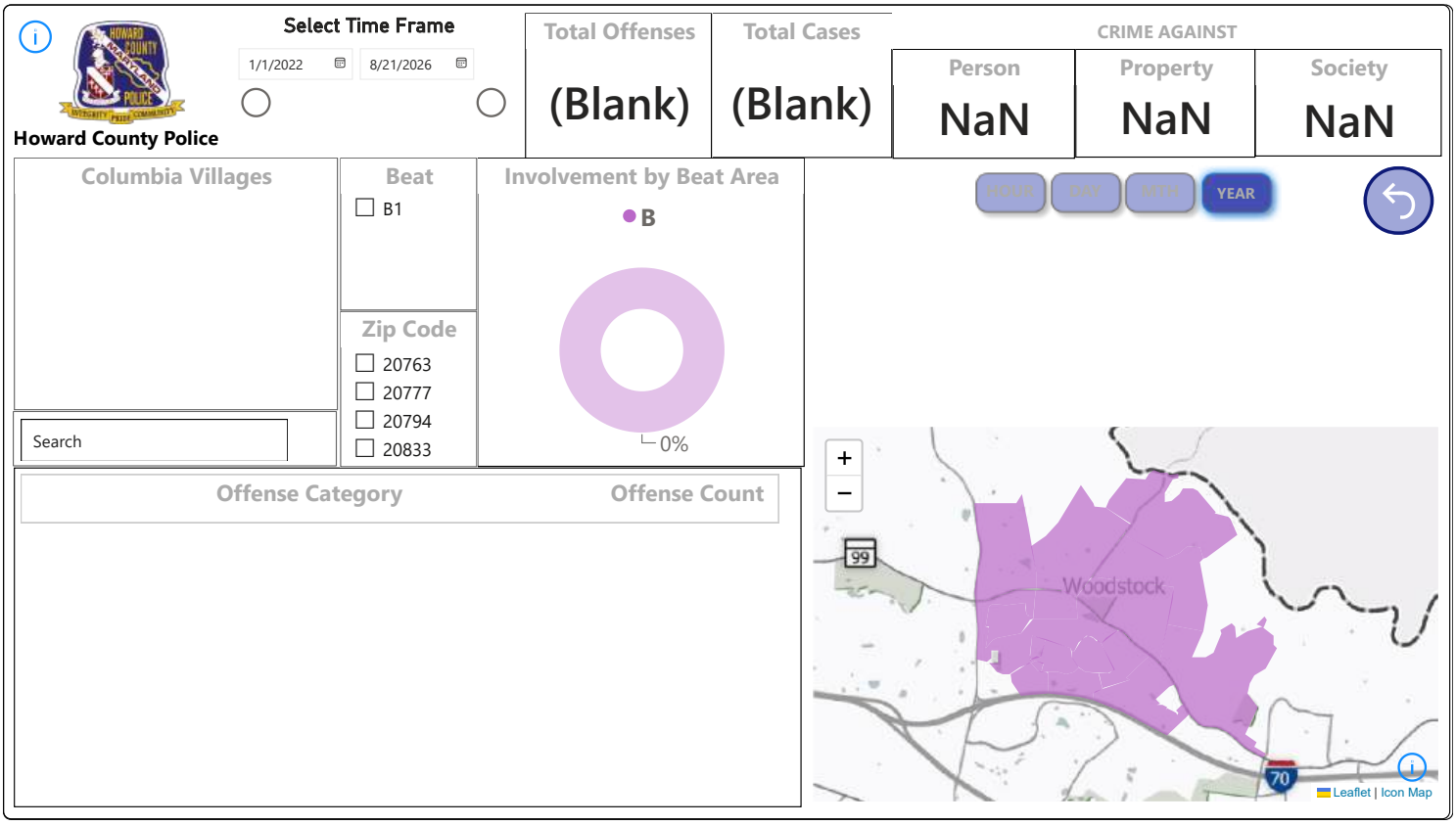
©Copyright 2024 Maryland REALTORS®. For use by REALTOR® members of Maryland REALTORS® only. Except as negotiated by the parties to the Contract, this form may not be altered or modified in any form without the prior express written consent of Maryland REALTORS®.

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

SY 2026-27 School Assignments



Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6



Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

PLAT-M.D.R. NO. 12273

U.S. EQUIVALENT COORDINATE TABULATION

Point	North	East	Point	North	East
416	600155.411	1345339.390	6201	599795.394	1346009.940
550	600197.055	1345490.087	6383	598233.564	1347304.239
551	6000051.075	1345873.623	6405	598473.967	1347383.330
658	600108.134	1345376.185	6453	598878.020	1347320.790
1025	598762.280	1347552.846	6454	598880.137	1347354.812
1031	598725.895	1347518.551	6456	598952.098	1347387.911
1033	598605.889	1347595.110	6457	598916.758	1347388.956
1034	598621.654	1347642.560	6462	598930.009	1347623.811
1061	598831.358	1347727.591	6478	598556.450	1347396.878
1086	600066.758	1346367.986	6479	598701.324	1347313.418
1087	599748.851	1345976.769	6482	598723.140	1347240.605
1088	599776.887	1345966.092	6490	598544.027	1347306.883
1089	599720.815	1345987.446	6491	598564.338	1347608.916
1139	598459.778	1347215.122	6513	598580.103	1347656.365
1161	598607.648	1347221.231	6614	599740.024	1346033.154
1180	598207.512	1347640.220	6636	599932.115	1346245.568
1185	598701.179	1347800.944	6638	599952.296	1346223.371
2208	599050.336	1347480.508	6657	599959.011	1346310.568
3007	600111.115	1346408.315	6658	599923.695	1346312.247
3010	599766.798	1346019.566	6660	599885.609	1346242.635
3011	599691.772	1347110.307	6661	599686.760	1346278.546
3601	598468.946	1348002.134	6817	599724.105	1346980.792
3613	598284.049	1347184.442	6886	599770.619	1346871.616
3639	598540.901	1348003.930	6889	599868.449	1346673.437
3989	599812.798	1346873.634	6893	599931.905	1346561.135
3990	599872.596	1346752.266	6899	600067.374	1346328.545
3991	600188.523	1346296.690	6900	600103.509	1346326.885
4274	600403.748	1345331.343	6901	600032.051	1346410.687
4275	600070.403	1345935.480	6902	600029.085	1346374.280
4276	600251.535	1346234.964	6903	600134.750	1346294.288

METRIC EQUIVALENT COORDINATE TABULATION

Point	North	East	Point	North	East
416	182927.737	410060.270	6201	182818.002	410264.650
550	182940.430	410108.203	6383	182341.955	410659.153
551	182895.935	410223.105	6405	182415.230	410686.308
658	182913.327	410071.485	6453	182538.386	410664.198
1025	182503.110	410734.933	6454	182539.031	410674.589
1031	182492.020	410724.480	6456	182560.965	410684.857
1033	182455.442	410747.815	6457	182550.193	410684.975
1034	182460.247	410762.278	6462	182554.259	410756.559
1061	182524.165	410788.195	6478	182440.371	410687.390
1086	182900.715	410373.787	6479	182484.528	410661.951
1087	182803.817	410254.544	6482	182491.178	410639.758
1088	182812.363	410251.289	6490	182436.584	410651.390
1089	182795.272	410257.798	6491	182442.775	410752.019
1139	184241.905	410831.990	6513	182447.580	410766.482
1161	182455.976	410633.852	6614	182801.125	410271.726
1180	182334.014	410761.561	6636	182859.674	410336.470
1185	182484.484	410810.549	6638	182865.826	410329.704
2208	182590.908	410712.880	6657	182867.872	410356.282
3007	182914.234	410386.075	6658	182857.108	410358.794
3010	182809.285	410287.584	6660	182845.509	410355.576
3011	182786.418	410600.043	6661	182845.850	410346.522
3601	182413.700	410871.872	6817	182796.273	410560.567
3613	182357.343	410622.639	6886	182810.450	410527.290
3639	182435.631	410872.420	6889	182840.269	410466.845
3989	182823.308	410527.905	6893	182859.610	410432.655
3990	182841.533	410490.912	6898	182901.084	410361.761
3991	182937.828	410352.052	6900	182911.854	410361.255
4274	183003.428	410057.813	6901	182890.135	410386.798
4275	182901.825	410241.955	6902	182889.231	410375.701
4276	182957.034	410333.238	6903	182921.438	410351.320

CURVE DATA TABULATION

No.- No.	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING & DISTANCE
1025 - 1034	341.00'	166.51'	28°18'52"	86.01'	S32°32'10"E 166.80'
1031 - 1033	291.00'	143.81'	28°18'52"	73.40'	S32°32'10"E 142.35'
1087 - 3010	700.00'	46.42'	03°47'57"	23.22'	N67°15'07"E 46.41'
1087 - 6636	700.00'	328.33'	26°52'27"	167.24'	N55°42'52"E 325.33'
1088 - 6201	670.00'	47.60'	04°04'15"	23.81'	N67°06'50"E 47.59'
1088 - 6638	670.00'	314.26'	26°52'27"	160.07'	N55°42'52"E 311.39'
1089 - 6614	730.00'	49.59'	03°53'32"	24.80'	N67°12'19"E 49.58'
1089 - 6660	730.00'	306.03'	24°01'09"	155.29'	N57°08'30"E 303.79'
1139 - 3613	680.00'	178.90'	15°04'27"	89.97'	S09°54'11"W 178.39'
1161 - 6482	470.00'	117.41'	14°18'47"	59.01'	N09°31'21"E 117.10'
3010 - 6636	700.00'	281.91'	23°04'30"	142.89'	N53°48'53"E 280.01'
6201 - 6638	670.00'	266.65'	22°48'12"	135.11'	N53°40'44"E 264.90'
6453 - 6482	470.00'	175.42'	21°23'06"	88.74'	S27°22'18"W 174.41'
6490 - 6491	25.00'	21.03'	48°11'23"	11.18'	N05°42'57"E 20.41'
6513 - 6514	25.00'	21.03'	48°11'23"	11.18'	S42°28'26"E 20.41'
6514 - 6490	.50.00'	241.19'	266°22'47"	------	------
6817 - 6905	1261.00'	115.59'	05°15'07"	57.83'	S64°50'11"E 115.55'
6886 - 6889	1982.30'	221.13'	06°23'29"	110.69'	N63°43'38"W 221.01'
6900 - 6903	1239.33'	45.29'	02°05'38"	22.65'	N46°02'04"W 45.29'

SHEET AREA TOTALS

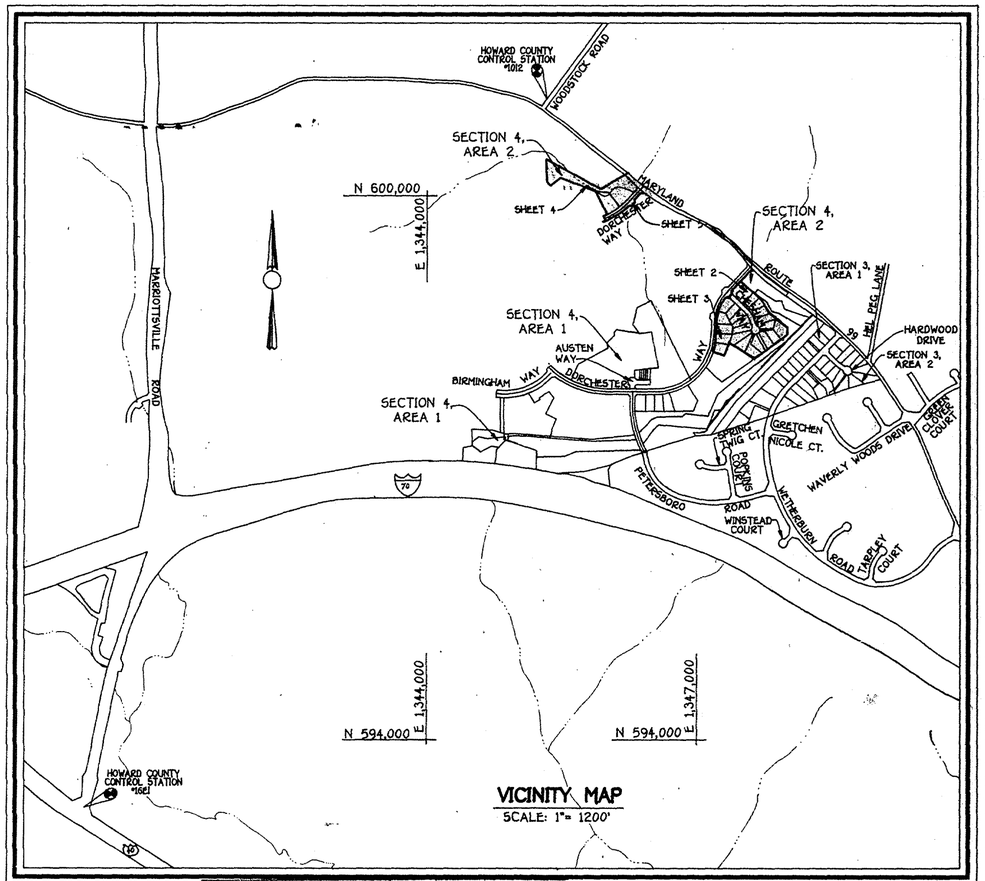
AREA TABULATION FOR ALL SHEETS	SHEET 2	SHEET 3	SHEET 4	SHEET 5	TOTALS
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED (R-20 ZONING)	19	4	0	0	23
TOTAL NUMBER OF CREDITED OPEN SPACE LOTS TO BE RECORDED (R-20 ZONING)	1	0	2	0	3
TOTAL NUMBER OF NON-BUILDABLE GOLF COURSE LOTS TO BE RECORDED (R-20 ZONING)	0	0	0	0	0
TOTAL NUMBER OF LOTS TO BE RECORDED	20	4	2	0	26
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED (R-20 ZONING)	6.962 AC.±	1.553 AC.±	0.000 AC.±	0.000 AC.±	8.515 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED (R-20 ZONING)	0.137 AC.±	0.000 AC.±	3.920 AC.±	0.000 AC.±	4.057 AC.±
TOTAL AREA OF LOTS TO BE RECORDED	7.099 AC.±	1.553 AC.±	3.920 AC.±	0.000 AC.±	12.572 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (R-20 ZONING)	0.679 AC.±	0.000 AC.	0.598 AC.	1.253 AC.±	2.530 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (R-5A-8 ZONING)	0.000 AC.±	0.000 AC.	0.000 AC.	0.033 AC.±	0.033 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED (R-20 ZONING)	7.778 AC.±	1.553 AC.±	4.518 AC.±	1.253 AC.±	15.102 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED (R-5A-8 ZONING)	0.000 AC.±	0.000 AC.	0.000 AC.	0.033 AC.±	0.033 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.778 AC.±	1.553 AC.	4.518 AC.	1.286 AC.±	15.135 AC.±

FLAG/PIPESTEM LOT AND MINIMUM LOT AREA TABULATION

LOT No.	TOTAL LOT AREA	PIPESTEM AREA	NET AREA	FLOODPLAIN AREA	STEEP SLOPE AREA	RESULTING MINIMUM LOT AREA
29	21,567 Sq.Ft.±	1,814 Sq.Ft.±	19,753 Sq.Ft.±	0 Sq.Ft.	0 Sq.Ft.	19,753 Sq.Ft.±
30	15,132 Sq.Ft.±	709 Sq.Ft.±	14,423 Sq.Ft.±	0 Sq.Ft.	0 Sq.Ft.	14,423 Sq.Ft.±
34	18,557 Sq.Ft.±	2,189 Sq.Ft.±	16,368 Sq.Ft.±	0 Sq.Ft.	0 Sq.Ft.	16,368 Sq.Ft.±

GENERAL NOTES:

1. SUBJECT PROPERTY ZONED R-20 AND RSA-8 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
2. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 1012 AND No. 16E1.
   1012 N 601,060.1777 E 1,345,336.7580
   16E1 N 593,250.9322 E 1,340,192.7110
3. THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 1990 BY FISHER, COLLINS AND CARTER, INC.
4. B.R.L. DENOTES BUILDING RESTRICTION LINES ESTABLISHED BY ZONING.
5. ● DENOTES IRON PIN SET CAPPED "F.C.C. #106".
6. ◤ DENOTES IRON PIPE OR IRON BAR FOUND.
7. ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
8. ■ DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "F.C.C. #106".
9. ■◤ DENOTES STONE OR MONUMENT FOUND.
10. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
11. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
    a) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
    b) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 1/2 MINIMUM);
    c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
    d) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
    e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY;
    f) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
    g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS.
12. ALL LOT AREAS ARE MORE OR LESS (±).
13. ▨ DENOTES PUBLIC TREE MAINTENANCE EASEMENT. A PUBLIC TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
14. ALL DISTANCES SHOWN ARE BASED ON NAD '83 SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
15. ARTICLES OF INCORPORATION OF WAVERLY HOMEOWNER'S ASSOCIATION, INC. FILED WITH MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON FEBRUARY 8, 1996 AS ACCOUNT No. D4201107.
16. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
17. WETLAND LOCATIONS DETERMINED BY ENVIRONMENTAL SYSTEMS ANALYSIS ON FEBRUARY, 1995, AND APPROVED NOVEMBER 30, 1993
18. TRAFFIC REPORT PREPARED BY THE TRAFFIC GROUP ON 7/ 28/ 94 APPROVED 11/30/93.
19. THE 100 YEAR FLOODPLAIN DETERMINED BY MILDENBURG ASSOC.,INC. APPROVED 11/30/93.
20. THE 65dBA NOISE LINE IS BASED ON THE LOCATION PROVIDED BY WILDMAN ENVIRONMENTAL SERVICES, 3060 R. ROUTE 97, P.O. BOX 58, GLENWOOD, MARYLAND 21738, APPROVED ON NOVEMBER 30, 1993.
21. PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE No.: 594-07, P94-04, WP95-23, F94-125 AND F95-27.
22. RECREATIONAL AREA REQUIRED FOR R-20 ZONINING DEVELOPMENT:
    a) WAVERLY WOODS - SECTION 3, AREA 1 = 10 LOTS x 200 Sq.Ft. = 2,000 Sq.Ft.
    b) WAVERLY WOODS - SECTION 3, AREA 2 = 27 LOTS x 200 Sq.Ft. = 5,400 Sq.Ft.
    c) WAVERLY WOODS - SECTION 4, AREA 1 = 4 LOTS x 200 Sq.Ft. = 800 Sq.Ft.
    d) WAVERLY WOODS - SECTION 4, AREA 2 = 23 LOTS x 200 Sq.Ft. = 4,600 Sq.Ft.
    TOTAL RECREATION AREA REQUIRED = 12,800 Sq.Ft.
23. RECREATIONAL AREA PROVIDED:
    WAVERLY WOODS, SECTION 3, AREA 1 (PLAT No. 11333)...7963 Sq.Ft.
    WAVERLY WOODS, SECTION 4, AREA 1 (PLAT No.)...14,955 Sq.Ft.
    TOTAL RECREATION AREA = 22,918 Sq.Ft.
24. THIS PLAN IS SUBJECT TO WAIVER PETITION No. WP-95-23 FROM SECTION 16.116.a.1 AND SECTION 16.116.a.2 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH RESTRICTS GRADING AND REMOVAL OF VEGETATIVE COVER FROM WETLANDS AND STREAM BUFFER AND FROM SECTION 16.116.b, WHICH RESTRICTS GRADING OF STEEP SLOPES OF 25% OR GREATER AND SECTION 16.115.a, WHICH RESTRICTS DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN, FOR THE CROSSING OF DORCHESTER WAY AT EXISTING STREAMS AND CONSTRUCTION OF A POND ON LOT 21.
25. OPEN SPACE REQUIRED FOR R-20 ZONING DEVELOPMENT = 18.590 AC.±
    a) TOTAL AREA OF WAVERLY WOODS SECTION 3, AREA 1 = 10.234 AC.
    b) TOTAL AREA OF WAVERLY WOODS SECTION 3, AREA 2 = 10.644 AC.
    c) TOTAL AREA OF WAVERLY WOODS SECTION 4, AREA 1 = 34.500 AC.
    d) TOTAL AREA OF WAVERLY WOODS SECTION 4, AREA 2 = 6.587 AC. (RESUB OF PARCEL A)
    e) TOTAL AREA OF SUBDIVISION = 61.965 AC.±
    f) TOTAL AREA OF OPEN SPACE REQUIRED = 30% x 61.965 AC.± = 18.590 AC.±
26. OPEN SPACE PROVIDED FOR R-20 ZONING DEVELOPMENT TO HOMEOWNER'S ASSOCIATION GREATER THAN 30' WIDE = 21.589 AC.
    a) TOTAL AREA OF WAVERLY WOODS SECTION 3, AREA 1 = 6.493 AC.
    b) TOTAL AREA OF WAVERLY WOODS SECTION 3, AREA 2 = 0.000 AC.
    c) TOTAL AREA OF WAVERLY WOODS SECTION 4, AREA 1 (LOTS 1 AND 17) = 11.176 AC.
    d) TOTAL AREA OF WAVERLY WOODS SECTION 4, AREA 2 (LOTS 29 AND 30) = 3.920 AC.
    e) TOTAL AREA OF (LOTS 1, 17, 29 AND 30) PROVIDED = 21.589 AC.±



VICINITY MAP
SCALE: 1"= 1200'

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

TERRELL A. FISHER, L.S. #10692 (REGISTERED LAND SURVEYOR) — DATE 9/2/95

BRUCE TAYLOR PARTNER, GTW JOINT VENTURE — DATE 3/27/96

KENNARD WARFIELD, JR., PARTNER, GTW JOINT VENTURE — DATE 3-28-96

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

DATE 3/29/96

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 5-20-96 ON WHICH DATE DEVELOPER AGREEMENT 24-3469-D was FILED AND ACCEPTED.

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS 20 THROUGH 45. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

TOTAL AREA TABULATION FOR ALL SHEETS

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED (R-20 ZONING)	23
TOTAL NUMBER OF CREDITED OPEN SPACE LOTS TO BE RECORDED (R-20 ZONING)	3
TOTAL NUMBER OF NON-BUILDABLE GOLF COURSE LOTS TO BE RECORDED (R-20)ZONING)	0
TOTAL NUMBER OF LOTS TO BE RECORDED	26
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED (R-20 ZONING)	8.515 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED (R-20 ZONING)	4.057 AC.±
TOTAL AREA OF LOTS TO BE RECORDED	12.572 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (R-20 ZONING)	2.530 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (R-5A-8 ZONING)	0.033 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED (R-20 ZONING)	15.102 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED (R-5A-8 ZONING)	0.033 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	15.135 AC.±

STATE DEPT. OF ASSESSMENTS & TAXATION
HOWARD COUNTY
Bonnie Best-Lee
RECEIVED BY:
DATE: 7/18/96 PLAT: ____
FILED JUL 18 1996

NOTE: THE PURPOSE OF THIS RESUBDIVISION IS TO CREATE 23 RESIDENTIAL LOTS AND 1 OPEN SPACE LOT FROM BULK PARCEL 'A'

OWNER AND DEVELOPER

GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE #215
COLUMBIA, MARYLAND 21044

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

HOWARD COUNTY HEALTH OFFICER — DATE 6-10-96

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 6/6/96

DIRECTOR — DATE 7/15/96

OWNER'S CERTIFICATE

GTW JOINT VENTURE, A MARYLAND GENERAL PARTNERSHIP, BY BRUCE TAYLOR, PARTNER AND KENNARD WARFIELD, JR., PARTNER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS MY HAND THIS 28TH DAY OF MARCH, 1996.

BY: BRUCE TAYLOR, PARTNER, GTW JOINT VENTURE — WITNESS: Kathleen E. Sappington

BY: KENNARD WARFIELD, JR., PARTNER, GTW JOINT VENTURE — WITNESS: Robert H. Webster

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY KENNARD WARFIELD, JR. AND WARFIELD BROTHERS TO GTW JOINT VENTURE BY DEED DATED AUGUST 24, 1990 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222 AT FOLIO 36, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

STATE OF MARYLAND — TERRELL A. FISHER — REGISTERED LAND SURVEYOR

TERRELL A. FISHER, REGISTERED LAND SURVEYOR #10692 — DATE 9/2/95

RECORDED AS PLAT No. ____ ON ____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GTW'S WAVERLY WOODS
SECTION 4, AREA 2
LOTS 20 thru 45

IN PART, A RESUBDIVISION OF PARCEL 'A', GTW'S WAVERLY WOODS, SECTION 4 AREA 1 (PLAT NO. 12247) PART OF TAX PARCEL 21, TAX MAP 16)

ZONING: R-20 AND RS-A-8

TAX MAP No.: 16 PARCEL No.: 21

THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DATE: MARCH 27, 1996

SHEET 1 OF 5
S-94-07, P-95-07, F95-174

30025PI.DWG

MSA CSU 2125 - 624-1

HOWARD COUNTY CIRCUIT COURT (Plat Book) Plat MDR 12273-12277, MSA C2125_624 State available 1996/07/18. Printed 08/21/2026. 1 2
Maryland State Archives

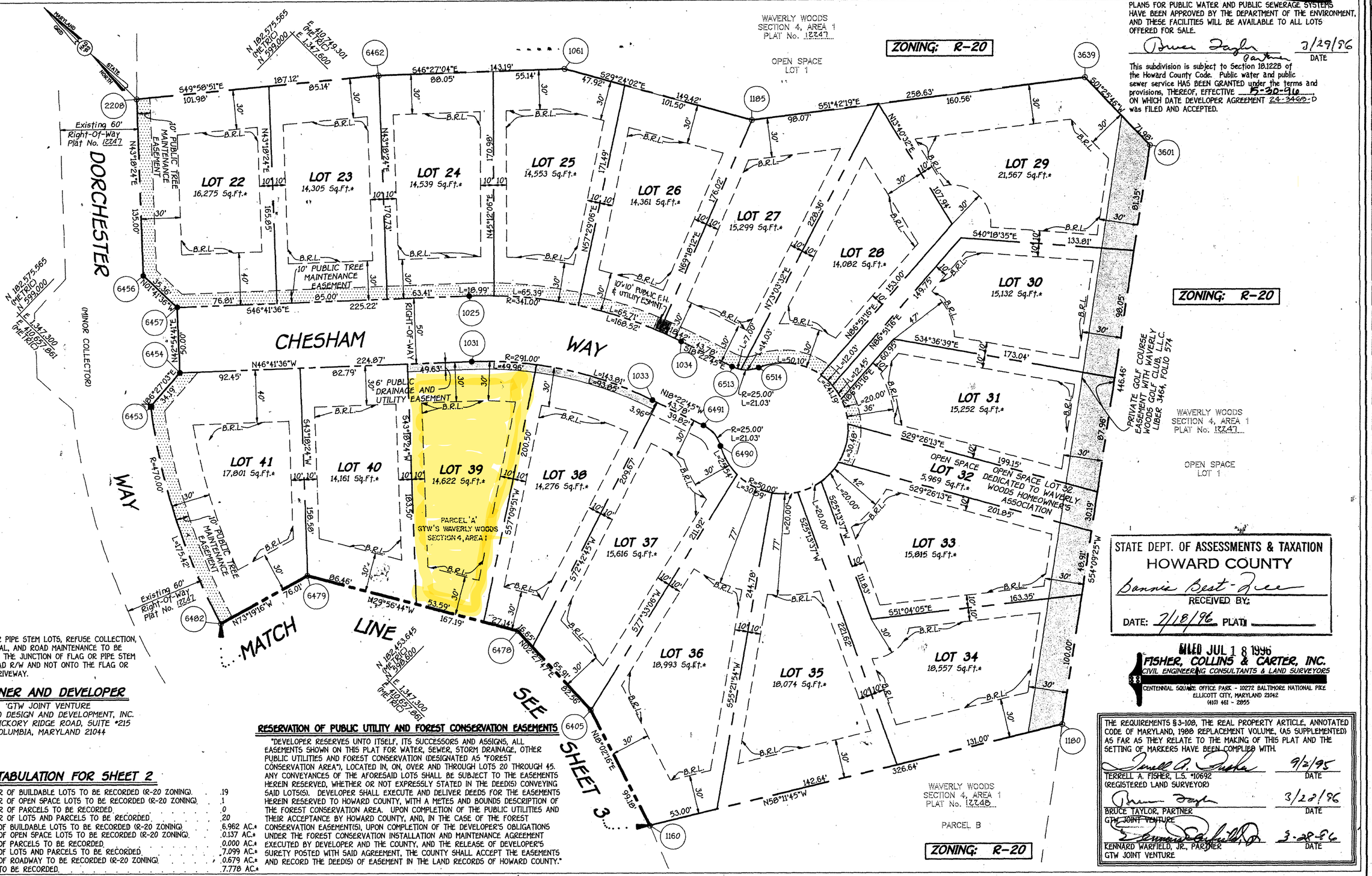
Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

PLAT M.D.R. NO. 12274

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Bruce Taylor, Partner — 3/29/96 DATE

This subdivision is subject to Section 16.1228 of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 5-30-96 ON WHICH DATE DEVELOPER AGREEMENT 24-3469-D was FILED AND ACCEPTED.



NOTE:
FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.

OWNER AND DEVELOPER

'GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE #215
COLUMBIA, MARYLAND 21044

AREA TABULATION FOR SHEET 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED (R-20 ZONING)	19
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED (R-20 ZONING)	1
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	20
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED (R-20 ZONING)	6.962 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED (R-20 ZONING)	0.137 AC.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 AC.±
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	7.099 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (R-20 ZONING)	0.679 AC.±
TOTAL AREA TO BE RECORDED	7.778 AC.±

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS 20 THROUGH 45. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

STATE DEPT. OF ASSESSMENTS & TAXATION
HOWARD COUNTY
Bonnie Best-Lee
RECEIVED BY:
DATE: 7/18/96 PLAT

FILED JUL 18 1996

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Terrell A. Fisher — 9/2/95 DATE
TERRELL A. FISHER, L.S. #10692
(REGISTERED LAND SURVEYOR)

Bruce Taylor — 3/29/96 DATE
BRUCE TAYLOR, PARTNER
GTW JOINT VENTURE

Kennard Warfield — 3-28-96 DATE
KENNARD WARFIELD, JR., PARTNER
GTW JOINT VENTURE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Joyce M. Boyd MD per E.S. — 6-10-96 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief, Development Engineering Division — 6/6/96 DATE

Director — 7/15/96 DATE

OWNER'S CERTIFICATE

GTW JOINT VENTURE, A MARYLAND GENERAL PARTNERSHIP, BY BRUCE TAYLOR, PARTNER AND KENNARD WARFIELD, JR., PARTNER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.
WITNESS MY HAND THIS 28th DAY OF MARCH, 1996.

Bruce Taylor
GTW JOINT VENTURE
BY: BRUCE TAYLOR, PARTNER

Kathleen E. Sappington
WITNESS

Kennard Warfield
GTW JOINT VENTURE
BY: KENNARD WARFIELD JR., PARTNER

Robert H. Wetzler
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY KENNARD WARFIELD, JR. AND WARFIELD BROTHERS TO GTW JOINT VENTURE BY DEED DATED AUGUST 24, 1990 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222 AT FOLIO 36, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

STATE OF MARYLAND — TERRELL A. FISHER — No. 10692 — REGISTERED LAND SURVEYOR

Terrell A. Fisher — 9/2/95 DATE
TERRELL A. FISHER, REGISTERED LAND SURVEYOR #10692

RECORDED AS PLAT No. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GTW'S WAVERLY WOODS
SECTION 4, AREA 2
LOTS 20 thru 45

IN PART A RESUBDIVISION OF PARCEL 'A', GTW'S WAVERLY WOODS, SECTION 4 AREA 1 (PLAT No. 12247) PART OF TAX PARCEL 21, TAX MAP 16)

ZONING: R-20 AND RS-A-8
TAX MAP No.: 16 PARCEL No.: 21
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST 30, 1995

0' 50' 100' 150'

Scale: 1" = 50'
SHEET 2 OF 5
S-94-07, P-95-07, F95-174

30025P2.DWG

MSA CSU 8125-624-2

F-95-174

Printed 08/21/2026. Date available 4/1996/07/18
Maryland State Archives
HOWARD COUNTY CIRCUIT COURT (Plat Book) Plat MDR 12273-12277, MSA_C2125_624

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

PLAT M.D.R. NO 12275

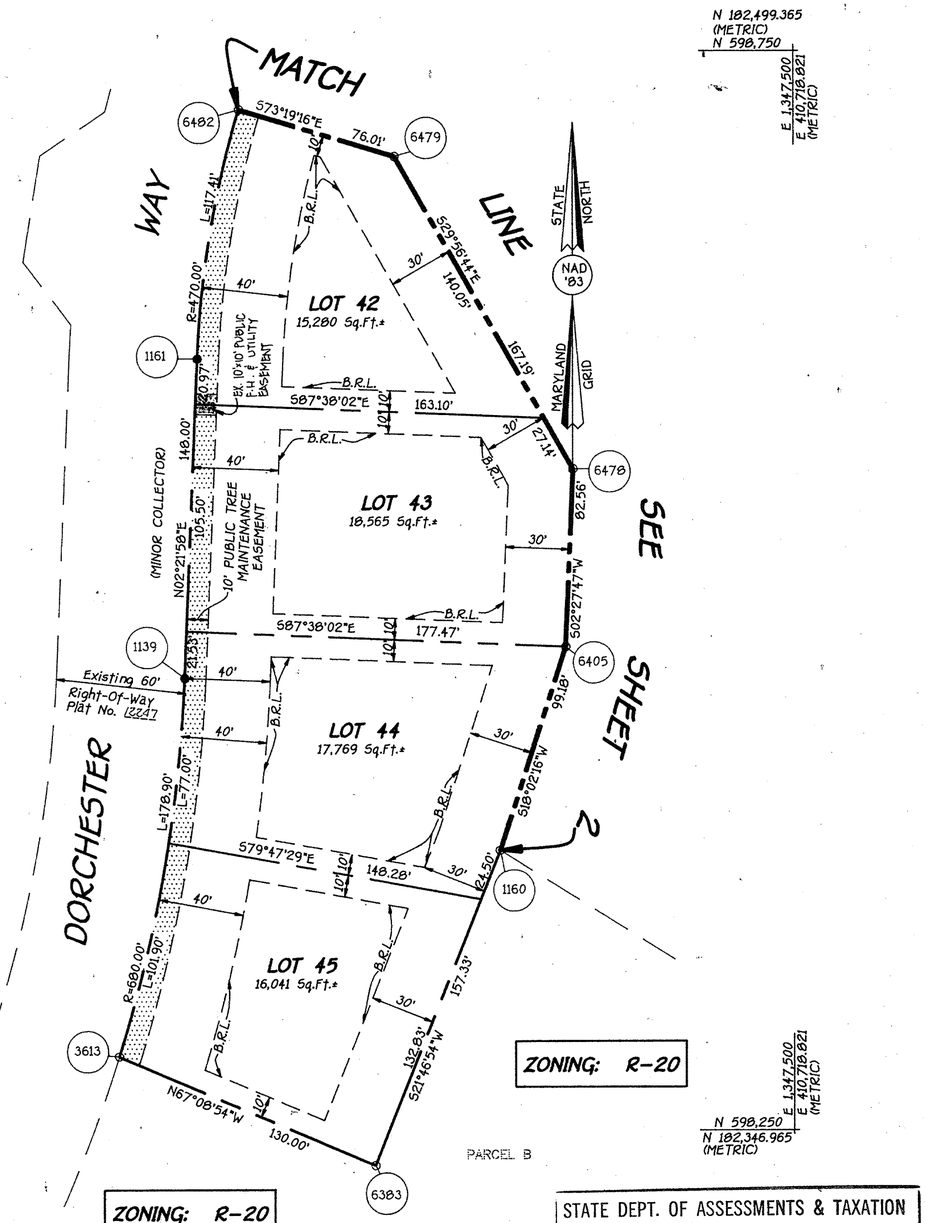
RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS 20 THROUGH 45. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Bruce Taylor for 3/29/96 DATE

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE ____ ON WHICH DATE DEVELOPER AGREEMENT 24-3469-D was FILED AND ACCEPTED.



WAVERLY WOODS SECTION 4, AREA 1 PLAT No. 12248

AREA TABULATION FOR SHEET 3

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED (R-20 ZONING)	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED (R-20 ZONING)	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	4
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED (R-20 ZONING)	1.553 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED (R-20 ZONING)	0.000 AC.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 AC.±
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	1.553 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (R-20 ZONING)	0.000 AC.±
TOTAL AREA TO BE RECORDED	1.553 AC.±

OWNER AND DEVELOPER

GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE #215
COLUMBIA, MARYLAND 21044

STATE DEPT. OF ASSESSMENTS & TAXATION
HOWARD COUNTY
Bonnie Best-Lee
RECEIVED BY:
DATE: 7/18/96 PLAT: ____
FILED JUL 18 1996

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Terrell A. Fisher 9/2/95
TERRELL A. FISHER, L.S. #10692 DATE
(REGISTERED LAND SURVEYOR)

Bruce Taylor 3/20/96
BRUCE TAYLOR, PARTNER DATE
GTW JOINT VENTURE

Kennard Warfield Jr. 3-29-96
KENNARD WARFIELD, JR., PARTNER DATE
GTW JOINT VENTURE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Joseph M. Boyd M.D., M.P.H. 6-10-96
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

6/6/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

7/15/96
DIRECTOR DATE

OWNER'S CERTIFICATE

GTW JOINT VENTURE, A MARYLAND GENERAL PARTNERSHIP, BY BRUCE TAYLOR, PARTNER AND KENNARD WARFIELD, JR., PARTNER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.
WITNESS MY HAND THIS 28TH DAY OF MARCH, 1996

Bruce Taylor
GTW JOINT VENTURE
BY: BRUCE TAYLOR, PARTNER

Kathleen E. Sappington
WITNESS

Edward E. Warfield, Jr.
GTW JOINT VENTURE
BY: KENNARD WARFIELD JR., PARTNER

Robert H. Webster
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY KENNARD WARFIELD, JR. AND WARFIELD BROTHERS TO GTW JOINT VENTURE BY DEED DATED AUGUST 24, 1990 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222 AT FOLIO 36, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

STATE OF MARYLAND TERRELL A. FISHER No. 10692

Terrell A. Fisher 9/2/95
TERRELL A. FISHER, REGISTERED LAND SURVEYOR #10692 DATE

RECORDED AS PLAT No. ____ ON ____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GTW'S WAVERLY WOODS
SECTION 4, AREA 2
LOTS 20 thru 45

IN PART A RESUBDIVISION OF PARCEL 'A', GTW'S WAVERLY WOODS, SECTION 4 AREA 1 (PLAT No. 12247) PART OF TAX PARCEL 21, TAX MAP 16)

ZONING: R-20 AND RS-A-8
TAX MAP No.: 16 PARCEL No.: 21
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: AUGUST 30, 1995

0' 50' 100' 150'
Scale: 1" = 50'
SHEET 3 OF 5
S-94-07, P-95-07, F95-174

30025P3.DWG

MSA CS 2125-624-3 F-95-174

HOWARD COUNTY CIRCUIT COURT (Plat Book) Plat MDR 12273-12277, MSA_C2125_624 Date available 1996/07/15 Printed 08/12/2026.
Maryland State Archives

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

PLAT M.D.R. NO. 12276

WETLANDS DELINEATION TABLE

SYMBOL	BEARING AND DISTANCE		SYMBOL	BEARING AND DISTANCE	
A	N01°53'18"W	22.66'	W	N65°11'25"W	31.05'
B	N30°11'06"E	37.73'	X	N44°44'57"W	66.39'
C	N35°10'49"E	41.92'	Y	N35°30'19"W	47.40'
D	N09°15'34"E	35.12'	Z	N22°12'09"E	1.01'
E	N14°22'28"E	40.00'	AA	N77°26'31"W	6.83'
F	N20°23'18"W	24.12'	BB	N32°28'02"W	4.00'
G	N02°41'10"W	24.93'	CC	N68°17'39"E	46.95'
H	S56°44'21"W	18.16'	DD	N61°49'28"E	42.87'
I	N61°10'49"W	39.30'	EE	N73°03'43"E	40.58'
J	N29°45'40"E	29.70'	FF	N86°20'14"E	42.58'
K	N43°26'12"W	20.19'	GG	S49°42'45"E	25.00'
L	S61°31'27"W	21.27'	HH	S06°23'49"E	11.61'
M	N81°45'56"W	18.26'	II	N67°12'47"E	21.50'
N	S67°25'37"W	105.33'	JJ	S36°54'32"W	12.29'
O	S70°10'43"W	32.83'	KK	S37°05'07"W	25.81'
P	S61°41'46"W	42.69'	LL	S34°10'16"W	30.71'
Q	N88°42'01"W	6.94'	MM	S12°06'48"W	43.04'
R	S84°15'17"W	14.96'	NN	S21°21'12"W	23.16'
S	N76°43'11"W	38.63'	OO	S16°59'27"E	24.76'
T	N44°07'22"W	46.16'	PP	S43°03'09"W	45.44'
U	S55°55'23"W	34.20'	QQ	S44°48'22"W	24.56'
V	N67°34'10"W	19.15'	RR	S04°35'25"E	13.35'

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Terrell G. Fisher — 3/28/96
TERRELL A. FISHER, L.S. #10692 (REGISTERED LAND SURVEYOR) — DATE

Bruce Taylor — 3/29/96
BRUCE TAYLOR, PARTNER GTW JOINT VENTURE — DATE

E. Kennard Warfield, Jr. — 3-28-96
KENNARD WARFIELD, JR., PARTNER GTW JOINT VENTURE — DATE

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Bruce Taylor, partner — 3/29/96 DATE

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 5-20-96 ON WHICH DATE DEVELOPER AGREEMENT 24-3469-D was FILED AND ACCEPTED.

N 183002.288 METRIC N 600400 E 410026.162 METRIC E 1345000

N 183002.288 METRIC N 600400 E 410039.704 METRIC E 1345600

N 182880.367 METRIC N 600000 E 410139.704 METRIC E 1345600

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSE OF A PUBLIC ROADWAY (0.244 Ac.±)

MARYLAND ROUTE 99 (MINOR ARTERIAL)

EDGE OF EXISTING PAVING

VEHICULAR INGRESS AND EGRESS IS RESTRICTED

ZONING R-20

OPEN SPACE LOT 21
3.154 Ac.±
(DEDICATED TO HOMEOWNER'S ASSOCIATION)

WETLANDS

25' WETLAND BUFFER

PUBLIC 55' DRAINAGE AND UTILITY EASEMENT

LOT 16 IS ENCUMBERED BY A PRIVATE GOLF EASEMENT WITH WAVERLY WOODS GOLF CLUB, LLC L.3464 F.574

PRIVATE DRAINAGE AND UTILITY EASEMENT

OPEN SPACE LOT 20
33,374 Sq.Ft.±
DEDICATED TO HOWARD COUNTY, MARYLAND

10' PUBLIC TREE MAINTENANCE EASEMENT

PROPERTY OF WARFIELD BROTHERS L.1091 F.117

PRIVATE 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT

FOREST CONSERVATION EASEMENT (0.470 AC.)

OPEN SPACE LOT 21
3.154 Ac.±
(DEDICATED TO HOMEOWNER'S ASSOCIATION)

LOT 4 FRIENDLY FARMS PLAT No. 9221

RESIDUE PROPERTY OF GTW JOINT VENTURE L.2222 F.36

WAY SHEET 5 SEE

DORCHESTER

MATCH LINE

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROADWAY (0.354 Ac.±) ZONED R-20

LOT 138

AREA TABULATION FOR SHEET 4

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED (R-20 ZONING)	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED (R-20 ZONING)	2
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED (R-20 ZONING)	3.920 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	3.920 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED (R-20 ZONING)	0.598 Ac.±
TOTAL AREA TO BE RECORDED	4.518 Ac.±

STATE DEPT. OF ASSESSMENTS & TAXATION
HOWARD COUNTY
RECEIVED BY: Bonnie Best-Zeese
DATE: 7/18/96 PLAT:

FILED JUL 18 1996

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS 20 THROUGH 45. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

OWNER AND DEVELOPER

GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE #215
COLUMBIA, MARYLAND 21044

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Joyce M. Boehmer — 6-10-96
HOWARD COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

6/6/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

7/15/96
DIRECTOR — DATE

OWNER'S CERTIFICATE

GTW JOINT VENTURE, A MARYLAND GENERAL PARTNERSHIP, BY BRUCE TAYLOR, PARTNER AND KENNARD WARFIELD, JR., PARTNER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.
WITNESS MY HAND THIS 28TH DAY OF MARCH, 1996

Bruce Taylor — Kathleen E. Augustine
GTW JOINT VENTURE BY: BRUCE TAYLOR, PARTNER — WITNESS

E. Kennard Warfield, Jr. — Robert H. Webster
GTW JOINT VENTURE BY: KENNARD WARFIELD, JR., PARTNER — WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY KENNARD WARFIELD, JR. AND WARFIELD BROTHERS TO GTW JOINT VENTURE BY DEED DATED AUGUST 24, 1990 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222 AT FOLIO 36, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

STATE OF MARYLAND — TERRELL A. FISHER — NO. 10692 — REGISTERED PROFESSIONAL LAND SURVEYOR

TERRELL A. FISHER, REGISTERED LAND SURVEYOR #10692 — 3/28/96 DATE

RECORDED AS PLAT No. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

GTW'S WAVERLY WOODS
SECTION 4, AREA 2
LOTS 20 thru 45

IN PART, A RESUBDIVISION OF PARCEL 'A', GTW'S WAVERLY WOODS, SECTION 4 AREA 1 (PLAT No. 12247) PART OF TAX PARCEL 21, TAX MAP 16)
ZONING: R-20 AND RS-A-8
TAX MAP No.: 16 PARCEL No.: 21
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: MAY 22, 1996

0' 50' 100' 150'
Scale: 1" = 50'
SHEET 4 OF 5
S-94-07, P-95-07, F95-174

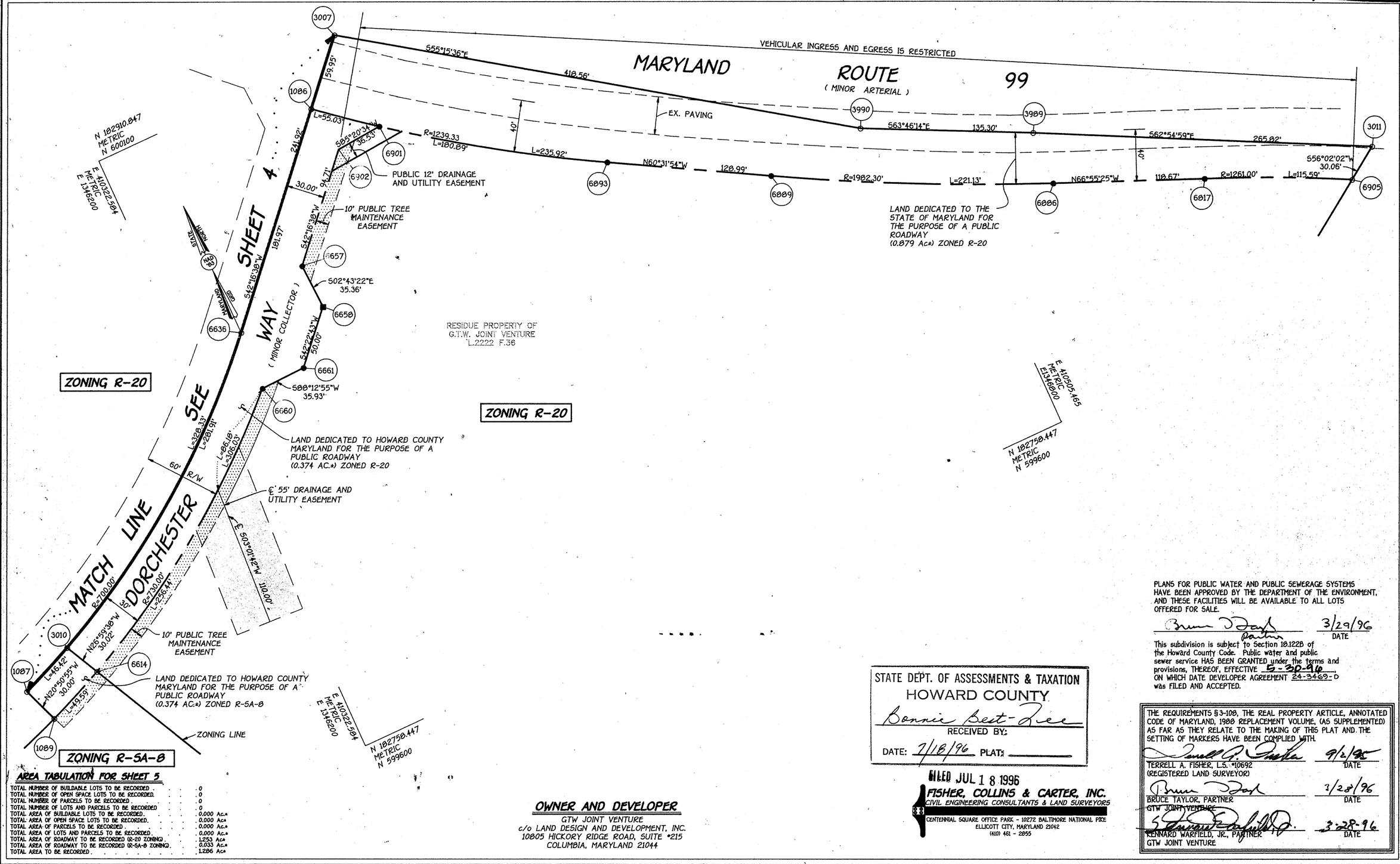
30025P4.DWG

MSA CSU 2125-624-4 F-95-174

HOWARD COUNTY CIRCUIT COURT (Plat Book) Plat MDR 12273-12277, MSA_C2125_624 Date available 08/13/1996 Printed 08/13/2026
Maryland State Archives

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

PLAT M.D.R. NO. 12277



AREA TABULATION FOR SHEET 5

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED (R-20 ZONING)	1.253 Ac±
TOTAL AREA OF ROADWAY TO BE RECORDED (R-5A-8 ZONING)	0.033 Ac.±
TOTAL AREA TO BE RECORDED	1.286 Ac±

OWNER AND DEVELOPER

GTW JOINT VENTURE
c/o LAND DESIGN AND DEVELOPMENT, INC.
10805 HICKORY RIDGE ROAD, SUITE #215
COLUMBIA, MARYLAND 21044

STATE DEPT. OF ASSESSMENTS & TAXATION
HOWARD COUNTY
Bonnie Best-Lee
RECEIVED BY:
DATE: 7/18/96 PLAT: _____

FILED JUL 1 8 1996

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Bruce Taylor, Partner — 3/29/96 DATE

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 5-30-96 ON WHICH DATE DEVELOPER AGREEMENT 24-3469-D was FILED AND ACCEPTED.

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Terrell A. Fisher — 9/2/95 DATE
TERRELL A. FISHER, L.S. #10692
(REGISTERED LAND SURVEYOR)

Bruce Taylor — 3/28/96 DATE
BRUCE TAYLOR, PARTNER
GTW JOINT VENTURE

Kennard Warfield, Jr. — 3-28-96 DATE
KENNARD WARFIELD, JR., PARTNER
GTW JOINT VENTURE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Joyce M. Bond MD — 6-10-96 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Valdis Lazdins — 6/6/96 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Joseph Kelly — 7/15/96 DATE
DIRECTOR JA

OWNER'S CERTIFICATE

GTW JOINT VENTURE, A MARYLAND GENERAL PARTNERSHIP, BY BRUCE TAYLOR, PARTNER AND KENNARD WARFIELD, JR., PARTNER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS MY HAND THIS 28th DAY OF MARCH, 1996.

Bruce Taylor — Kathleen E. Saggington
GTW JOINT VENTURE — WITNESS
BY: BRUCE TAYLOR, PARTNER

Kennard Warfield, Jr. — Robert H. Webster
GTW JOINT VENTURE — WITNESS
BY: KENNARD WARFIELD JR., PARTNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY KENNARD WARFIELD, JR. AND WARFIELD BROTHERS TO GTW JOINT VENTURE BY DEED DATED AUGUST 24, 1990 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222 AT FOLIO 36, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

STATE OF MARYLAND — TERRELL A. FISHER — No. 10692 — REGISTERED PROFESSIONAL LAND SURVEYOR

Terrell A. Fisher — 9/2/95 DATE
TERRELL A. FISHER, REGISTERED LAND SURVEYOR #10692

RECORDED AS PLAT No. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

GTW'S WAVERLY WOODS
SECTION 4, AREA 2
LOTS 20 thru 45

IN PART A RESUBDIVISION OF PARCEL 'A', GTW'S WAVERLY WOODS, SECTION 4 AREA 1 (PLAT No. 12247) PART OF TAX PARCEL 21, TAX MAP 16)
ZONING: R-20 AND R-5A-8
TAX MAP No.: 16 PARCEL No.: 21
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: MAY 22, 1996

0' 50' 100' 150'

Scale: 1" = 50'
SHEET 5 OF 5
S-94-07, P-95-07, F95-174

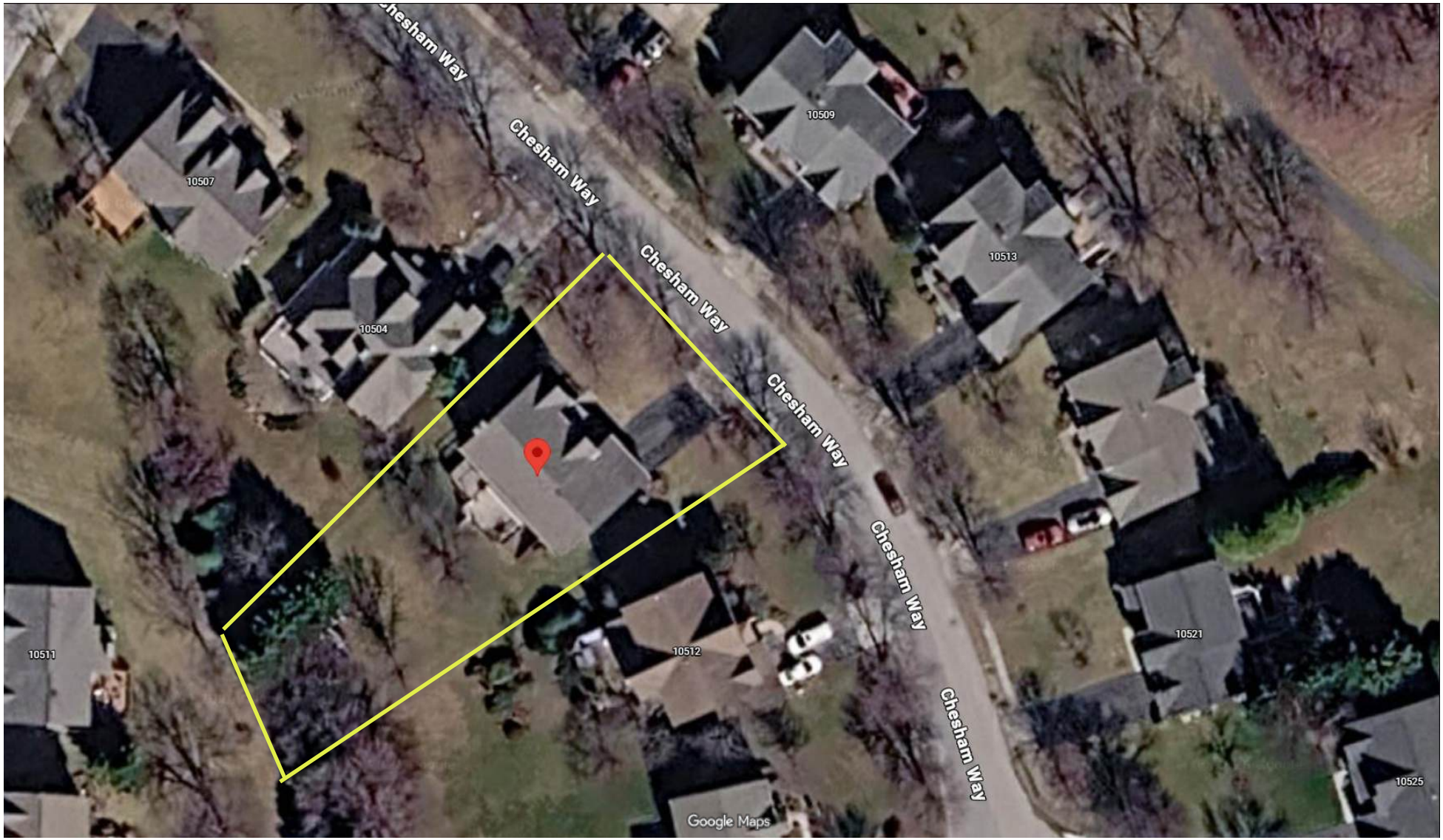
30025P5.DWG

MSA CSU2125-624-5 F-95-174

HOWARD COUNTY CIRCUIT COURT (Plat Book) Plat MDR 12273-12277, MSA_C2125_624 Date available 1996/07/12 Printed 08/12/2026
Maryland State Archives

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

Google Maps 10508 Chesham Way



Imagery ©2026 Airbus, Map data ©2026 Google 10 m

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

Real Property Data Search ( )
Search Result for HOWARD COUNTY

Search Tax Maps | **No Ground Rent Redemption on File** | **No Ground Rent Registration on File**

Special Tax Recapture: None

Account Number: **District -** 03 **Account Identifier -** 321363

Owner Information

Owner Name:	WARREN JOANNE S PHELPS GARY	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	10508 CHESHAM WAY WOODSTOCK MD 21163-1364	**Deed Reference:**	/16757/ 00389

Location & Structure Information

Premises Address:	10508 CHESHAM WAY WOODSTOCK 21163-0000	**Legal Description:**	LOT 39 14,622 SQ 10508 CHESHAM WAY GTWS WAV WDS S4 A2 RSB A

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	12274
0016	0005	0417	3010104.14	1048		9999	39	2025	Plat Ref:	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1999	3,868 SF	800 SF	14,622 SF	000000

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements	Pending Permit
2	YES	STANDARD UNIT	SIDING/	5	3 full/ 1 half	1 Attached		None

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2025	As of 07/01/2026	As of 07/01/2027
Land:	206,800	336,800		
Improvements	578,000	717,500		
Total:	784,800	1,054,300	964,467	1,054,300
Preferential Land:	0	0		

Transfer Information

Seller: WARREN JOANNE S	**Date:** 03/25/2016	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /16757/ 00389	**Deed2:**
Seller: WILLIAMSBURG GROUP LLC	**Date:** 10/19/1999	**Price:** $366,346
Type: ARMS LENGTH IMPROVED	**Deed1:** /04915/ 00402	**Deed2:**
Seller: WAVERLY WOODS DEVELOPMENT CORP	**Date:** 04/28/1999	**Price:** $250,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** /04716/ 00259	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2026	07/01/2027
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 07/02/2014

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

DISCLOSURE OF INCLUSIONS/EXCLUSIONS, LEASED ITEMS, AND UTILITIES ADDENDUM

UPON EXECUTION BY BUYER AND SELLER, THIS DOCUMENT WILL BECOME AN ADDENDUM TO THE CONTRACT OF SALE

SELLER'S DISCLOSURE made on 10/9/2026 ■ ADDENDUM to Contract of Sale dated _____

between Buyer _____

and Seller Marshall Horman, Trustee

for Property known as 10508 Chesham Way, Woodstock, MD 21163.

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

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

ADDITIONAL INCLUSIONS (SPECIFY): _____

ADDITIONAL EXCLUSIONS (SPECIFY): _____

2. LEASED ITEM(S) INCLUDED:

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

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

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

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

Utility Service Providers: _____

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

Buyer Signature	**Date**	DocuSigned by: Marshall Horman, Trustee 0EB7... **Seller Signature**	10/9/2026 **Date**
Buyer Signature	**Date**	**Seller Signature**	**Date**

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

RE/MAX Results, 5202 Presidents Court #310 Frederick MD 21703 Phone: **3015146163** Fax: **3016985344** **Template**
Bobbi Prescott
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

OWNERSHIP AND ADDRESS INFORMATION

Parcel ID	03321363
Tax Year	**2026** | 2025 | 2024
Owner Name	WARREN JOANNE S, PHELPS GARY
Mailing Address	10508 CHESHAM WAY, WOODSTOCK MD, 21163-1364
Legal Information	LOT 39 14,622 SQ, 10508 CHESHAM WAY, GTWS WAV WDS S4 A2 RSB A
Bill Date	07/01/2026

TAX CHARGE DETAILS

Description	Tax Credit	Amount
AD VALOREM CHARGE	--	$771.57
COUNTY TAX	--	$10,069.04
COUNTY TAX	COUNTY HOMESTEAD	$-481.30
FIRE TAX - METRO	--	$1,986.80
FIRE TAX - METRO	FIRE HOMESTEAD CREDIT	$-94.97
FRONT FOOT SEWER	--	$112.54
FRONT FOOT WATER	--	$80.67
OVERPAYMENT	--	--
STATE PROPERTY TAX	--	$1,080.20
STATE PROPERTY TAX	STATE HOMESTEAD	$-2.66
TRASH FEE	--	$391.00
WATERSHED PROTECTION	--	$225.00
Bill Total	--	$14,137.89

Copyright 2019 by Howard County, Maryland | Privacy Statement | Terms of Use | ADA Notice

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 10508 Chesham Way, Woodstock, MD 21163

Legal Description: LOT 39 14,622 SQ 10508 CHESHAM WAY GTWS WAV WDS S4 A2 RSB A

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; DS MTH
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
7. A sale of unimproved real property.

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

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

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

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

NOTICE TO PURCHASERS: The information provided is the representation of the Seller(s) based upon the actual knowledge of Seller(s) as of the date of their signature(s) on this form; it is not the representation of the real estate broker or salesperson, if any. You may wish to obtain professional advice about, or an inspection of, the property. Disclosure by the Seller(s) is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Seller(s) as to; the condition of the property of which the Seller(s) has no actual knowledge, or other conditions of which the Seller(s) has no actual knowledge.

Please indicate your actual knowledge with respect to the following:

1. How long have you owned the property? _____
2. Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)
   Water Supply □ Public □ Well □ Other _____
   Sewage Disposal □ Public □ Septic System: What type of Septic System? □ Holding Tank □ Other Describe: _____
   Garbage Disposal □ Yes □ No
   Dishwasher □ Yes □ No
   Heating □ Oil □ Natural Gas □ Electric □ Heat Pump Age _____ □ Other Describe: _____

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

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

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

16. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain? □ Yes □ No □ Unknown
    Comments: _____
    Are gutters and downspouts in good repair? □ Yes □ No □ Unknown
    Comments: _____
17. Wood-destroying insects: Any infestation and/or prior damage? □ Yes □ No □ Unknown
    Comments: _____
    Any treatments or repairs? □ Yes □ No □ Unknown
    Any warranties? □ Yes □ No □ Unknown
    Comments: _____
18. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, oil tank, propane tank, underground storage tanks, or other contamination) on the property? □ Yes □ No □ Unknown
    If yes, specify below.
    Comments: _____
    a. If you or a contractor have made improvements to the property, were the required permits issued by the county or local permitting office, and did the improvements pass all required inspections? □ Yes □ No □ Does Not Apply □ Unknown
       Comments: _____
19. If the property relies on fossil fuel combustion for heat, ventilation, hot water, clothes dryer operation, or other purposes, is a carbon monoxide alarm installed in the property? □ Yes □ No □ Unknown
    Comments: _____
20. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? □ Yes □ No □ Unknown If yes, specify below.
    Comments: _____
21. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District? □ Yes □ No □ Unknown If yes, specify below.
    Comments: _____
    a. If answered Yes, are there currently any open violations? Comments:_____
22. Is the property subject to any restriction imposed by a Homeowners Association or any other type of community association? □ Yes □ No □ Unknown If yes, specify below.
    Comments: _____
23. Is the property subject to any restrictions imposed by a covenant? □ Yes □ No □ Unknown If yes, specify below.
    Comments: _____
24. Has the property ever had flooding or a fire? □ Yes □ No □ Unknown
    Comments: _____
25. Are there any other material defects, including latent defects, affecting the physical condition of the property? □ Yes □ No □ Unknown
    Comments: _____

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

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

Seller(s) _____ Date _____

Seller(s) _____ Date _____

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

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

Purchaser _____ Date _____

Purchaser _____ Date _____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

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

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

(1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and

(2) Would pose a direct threat to the health or safety of:

(i) the purchaser; or

(ii) an occupant of the real property, including a tenant or invitee of the purchaser.

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

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

_____

_____

_____

_____

_____

_____

_____

_____

_____

Seller _____ Date _____

Seller _____ Date _____

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

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

Purchaser _____ Date _____

Purchaser _____ Date _____

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

FREDERICK COUNTY ASSOCIATION OF REALTORS®

HOMEOWNER'S INSURANCE DISCLOSURE

FREDERICK COUNTY ASSOCIATION OF REALTORS®

Property Address: 10508 Chesham Way, Woodstock, MD 21163
Street Address City/State/Zip

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

1. ___ I/We have filed no insurance claims, nor have any knowledge of any claims filed on the property listed above in the past five (5) years. I/We are not aware of any existing conditions that may lead to a claim against our homeowner's insurance policy.

2. _X_ I/We have filed _1_ insurance claim(s), or know that there has/have been claims made during the past five (5) years, either by me/us or by the previous owner(s).

3. ___ I/We are aware of conditions that may lead to a future insurance claim.

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

The current insurance company is: _____

DocuSigned by:
Marshall Horman, Trustee 10/9/2026
C4D77FC0505B43...
Seller's Signature/Date

Buyer's Signature/Date

Seller's Signature/Date

Buyer's Signature/Date

Updated January 2021
© Copyright 2019 Frederick County Association of REALTORS®
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.

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

REALTOR® EQUAL HOUSING OPPORTUNITY

GENERAL ADDENDUM

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

on Lot 39 , Block _____ , Subdivision GTWS WAVERLY WOODS ,

10508 Chesham Way, Woodstock, MD 21163 ,

located in Howard County , Maryland between

(Purchasers) _____

and (Sellers) Marshall Horman, Trustee .

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 .

DocuSigned by:
Marshall Horman, Trustee
Seller 77FC0505B43C...

Purchaser

Seller

Purchaser

10/9/2026
Date

Date

FORM #1320 **7/05**

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

FREDERICK COUNTY ASSOCIATION OF REALTORS®

General Addendum

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

on Lot **39**, Block _____, Subdivision **WAVERLY WOODS**,

10508 Chesham Way, Woodstock, MD 21163,

located in **Howard** County, Maryland between

Buyer(s) _____

and Seller(s) **Marshall Horman, Trustee**

Seller and Buyer(s) acknowledge and agree that closing on the sale of the subject property is contingent upon entry of an order by the Circuit Court for Howard County, Maryland, ratifying the sale.

All other items remain in full force and effect.

DocuSigned by:
Marshall Horman, Trustee 10/9/2026
Seller **Marshall Horman, Trustee** Date

Buyer Date

Seller Date

Buyer Date

Updated October 2025

©Copyright 2005 Frederick County Association of REALTORS®
For the sole use of the Frederick County Association of Realtors, Inc. and its members; to be used in Maryland only. This form may not be altered, except as negotiated by the parties to this Contract. The Association, its members, and employees assume no responsibility if this form fails to protect the interests of any party.

RE/MAX Results, 5202 Presidents Court #310 Frederick MD 21703 Phone: 3015146163 Fax: 3016985344 10508 Chesham Way
Bobbi Prescott
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

Maryland REALTORS®

MARYLAND HOMEOWNERS ASSOCIATION ACT
NOTICE TO BUYER

For resale of a lot within a development of ANY size
OR for the initial sale of a lot within a development containing 12 or fewer lots,
to a person who intends to occupy or rent the lot for residential purposes.

ADDENDUM DATED _____ TO CONTRACT OF SALE
BUYER(S): _____
SELLER(S): Marshall Horman, Trustee
PROPERTY: 10508 Chesham Way, Woodstock, MD 21163

The following notice applies to members of the public who intend to occupy or rent a lot for residential purposes. Under the Maryland Homeowners Association Act ("Act"), "lot" means any plot or parcel of land on which a dwelling is located or will be located within a development.

This sale is subject to the requirements of the Maryland Homeowners Association Act ("the Act"). The Act requires that the seller disclose to you, at or before the time the contract is entered into, or within 20 calendar days of entering into the contract, certain information concerning the development in which the lot you are purchasing is located. The content of the information to be disclosed is set forth in Section 11B-106(b) of the Act ("the MHAA information") as follows:

(1). A statement as to whether the lot is located within a development;

(2). Fees:

(i). The current monthly fees or assessments imposed by the homeowners association upon the lot;
(ii). The total amount of fees, assessments, and other charges imposed by the homeowners association upon the lot during the prior fiscal year of the homeowners association; and
(iii). A statement of whether any of the fees, assessments, or other charges against the lot are delinquent;

(3). The name, address, and telephone number of the management agent of the homeowners association, or other officer or agent authorized by the homeowners association to provide to members of the public, information regarding the homeowners association and the development, or a statement that no agent or officer is presently so authorized by the homeowners association;

(4). A statement as to whether the owner has actual knowledge of:

(i). The existence of any unsatisfied judgments or pending lawsuits against the homeowners association; and
(ii). Any pending claims, covenant violations actions, or notices of default against the lot; and

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

RE/MAX Results, 5202 Presidents Court #310 Frederick MD 21703 Phone: 3015146163 Fax: 3016985344 Template
Bobbi Prescott Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

(5). A copy of:

(i). The articles of incorporation, the declaration, and all recorded covenants and restrictions of the primary development, and of other related developments to the extent reasonably available, to which the buyer shall become obligated on becoming an owner of the lot, including a statement that these obligations are enforceable against an owner's tenants, if applicable; and
(ii). The bylaws and rules of the primary development, and of other related developments to the extent reasonably available, to which the buyer shall become obligated on becoming an owner of the lot, including a statement that these obligations are enforceable against an owner and the owner's tenants, if applicable.

If you have not received all of the MHAA information 5 calendar days or more before entering into the contract, you have 5 calendar days to cancel the Contract after receiving all of the MHAA information. You must cancel the contract in writing, but you do not have to state a reason. The seller must also provide you with notice of any changes in mandatory fees exceeding 10 percent of the amount previously stated to exist and copies of any other substantial and material amendment to the information provided to you. You have 3 calendar days to cancel this contract after receiving notice of any changes in mandatory fees, or copies of any other substantial and material amendments to the MHAA information which adversely affect you.

If you do cancel the contract, you will be entitled to a refund of any deposit you made on account of the contract. However, unless you return the MHAA information to the seller when you cancel the contract, the seller may keep out of your deposit the cost of reproducing the MHAA information, or $100, whichever amount is less. If the deposit is held in trust by a licensed real estate broker, the return of the deposit to you shall comply with the procedures set forth in Section 17-505 of the Business Occupations and Professions Article of the Maryland Code.

By purchasing a lot within this development, you will automatically be subject to various rights, responsibilities, and obligations, including the obligation to pay certain assessments to the homeowners association within the development. The lot you are purchasing may have restrictions on:

A. Architectural Changes, Design, Color, Landscaping, Or Appearance;
B. Occupancy Density;
C. Kind, Number, Or Use Of Vehicles;
D. Renting, Leasing, Mortgaging Or Conveying Property;
E. Commercial Activity; Or
F. Other Matters.

You should review the MHAA information carefully to ascertain your rights, responsibilities, and obligations within the development.

		DocuSigned by: Marshall Horman, Trustee 10/9/2026	
Buyer	Date	Seller 3A07FC0505B43C...	Date
Buyer	Date	Seller	Date

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

Maryland REALTORS®

MARYLAND HOMEOWNERS ASSOCIATION ACT
DISCLOSURES TO BUYER AND TRANSMITTAL OF DOCUMENTS

For resale of a lot within a development of ANY size
OR for the initial sale of a lot within a development containing 12 or fewer lots
to a person who intends to occupy or rent the lot for residential purposes.

ADDENDUM DATED _____ TO CONTRACT OF SALE
BUYER(S): _____
SELLER(S): Marshall Horman, Trustee
PROPERTY: 10508 Chesham Way, Woodstock, MD 21163

The following disclosures are provided by the Vendor ("Seller") to the Buyer who intends to occupy or rent the lot for residential purposes pursuant to 11B-106 of the Maryland Homeowners Association act ("the Act"):

(1). The lot which is the subject of the contract of sale is located within the development known as Waverly Woods Owners Association, Inc.

(2). (i). The current monthly fees or assessments imposed by the homeowners association upon the lot are $ 53.00 per month payable on a qarterly basis.

(ii). The total amount of fees, assessments, and other charges imposed by the homeowners association upon the lot during the prior fiscal year of the homeowners association was:
$ TBD .

(iii). The fees, assessments, or other charges imposed by the homeowners association against the lot are _____ or are not MTH (**Seller to initial applicable provision**) delinquent. If any of the foregoing are delinquent, Seller to explain, giving amounts and dates of delinquency:

_____

_____

(3). Seller to initial (i) or (ii) and complete as appropriate:

MTH (i). The name, address, and telephone number of the management agent of the homeowners association, or other officer or agent authorized by the homeowners association to provide to members of the public, information regarding the homeowners association and the development is:
Name: First Real Estate Management, LLC
Address: 5304 Dorsey Hall Drive, Ellicott City, MD 21042
Telephone: (410) 730-9531

_____ (ii). No agent or officer is presently so authorized by the homeowners association.

(4). Seller to initial (i) or (ii) and complete as appropriate:

_____ (i). Seller has actual knowledge of: (Seller to initial all which apply)
_____ A. The existence of any unsatisfied judgments or pending lawsuits against the homeowners association: if (A) is initialed, explain: _____
_____
_____ B. Any pending claims, covenant violations actions, or notices of default against the lot. If (B) is initialed, explain: _____

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

DS MTH (ii). Seller has no actual knowledge of any of the items listed in (4)(i) above.

(5). (i). Attached are copies of the following documents relating to the development and the homeowners association to which the Buyer shall become obligated upon becoming the owner of the lot: (Seller to initial all applicable items.)

DS MTH A. Articles of incorporation;
DS MTH B. Declaration of covenants and restrictions;
DS MTH C. All recorded covenants and restrictions of the primary developments, and of other related developments to the extent reasonably available;
DS MTH D. The bylaws and rules of the primary development, and other related developments to the extent reasonably available.

DS MTH

(ii). Obligations contained in the attached copies of documents: (Seller to initial any applicable provision.)

A. Are DS MTH or Are Not _____ enforceable against an owner;

B. Are DS MTH or Are Not _____ enforceable against the owner's tenants.

The information contained in this Addendum issued pursuant to Section 11B-106(b) of the Maryland Homeowners Association Act is based on the Seller's actual knowledge and belief and is current as of the date hereof.

Seller hereby acknowledges that Seller has provided all information necessary to complete this Addendum, in compliance with the Act, and that Seller has reasonable grounds to believe and does believe, after reasonable investigation, that the information and statements herein provided to Buyer are true and that there is no omission to state a material fact necessary to make the statements not misleading.

DocuSigned by:
Marshall Horman, Trustee
C...0505B43C...

Seller **Date** **Seller** **Date**

Buyer hereby acknowledges that Buyer, on the date indicated below, has received all of the disclosures contained herein, including attachments as indicated, and that Seller has fully complied with the disclosure requirements of the Act.

Buyer **Date** **Buyer** **Date**

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

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

Maryland REALTORS®

NOTICE TO BUYER AND SELLER OF BUYER'S RIGHTS AND SELLER'S OBLIGATIONS UNDER MARYLAND'S SINGLE FAMILY RESIDENTIAL PROPERTY CONDITION DISCLOSURE LAW

ADDENDUM dated _____ to the Contract of Sale between Buyer _____ and Seller Marshall Horman, Trustee for Property known as 10508 Chesham Way, Woodstock, MD 21163 .

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.

		DocuSigned by: Marshall Horman, Trustee	10/9/2026
Buyer's Signature	Date	Seller's Signature	Date
Buyer's Signature	Date	Seller's Signature	Date
		DocuSigned by:	10/9/2026
Agent's Signature	Date	Agent's Signature	Date
		Bobbi Prescott	

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

HOWARD COUNTY NOTICE AND DISCLOSURE ADDENDUM

(For use with the Maryland REALTORS® Residential Contract of Sale and GCAAR Sales Contract)

Addendum # _____ dated _____ to the Contract of Sale (the "Contract") dated _____ .

The Residential Contract of Sale ("the Contract") between Marshall Horman, Trustee (Seller) and _____ (Buyer), for the sale of Property known as _____ 10508 Chesham Way, Woodstock, MD 21163, located in Howard County, Maryland is hereby amended by addition of the following which is incorporated in and made a part of the Contract of Sale. In the event any of the following provisions are inconsistent with other provisions in the Contract, the terms and conditions of this Addendum shall supersede such other provisions and shall control.

1. GENERAL PLAN MAPS: HOWARD COUNTY:

A. NOTICE TO BUYER: GENERAL PLAN MAPS AND GENERALIZED ZONING MAP FOR HOWARD COUNTY.

i. If you are purchasing an existing residential dwelling unit ("Re-Sale Home") or a newly constructed residential dwelling unit ("New Home") which is located in Howard County, Maryland, the Seller is required by Section 17.502 of the Howard County Code to notify you that the Property being purchased may be affected by plans for roadway capital improvements and land use in Howard County. Current plans for roadway capital improvement and land use in Howard County are contained in the current Howard County General Plan Maps and current Generalized Zoning Map (the "Maps").

ii. YOU HAVE THE RIGHT TO EXAMINE THE CURRENT HOWARD COUNTY GENERAL PLAN MAPS AND CURRENT GENERALIZED ZONING MAP.

B. ACKNOWLEDGEMENT BY BUYER:

_____ / _____ Buyer Initials — Buyer hereby acknowledges that Seller has notified the Buyer of the Buyer's right to examine the current General Plan Maps and current Generalized Zoning Map for Howard County and Buyer understands that in order to become fully informed of current and future roadway improvements and land use plans, Buyer should consult with the Howard County Department of Planning and Zoning, 3430 Courthouse Drive, Ellicott City, Maryland 21043.

C. AVAILABILITY OF MAPS:

If the Property being purchased is a Re-Sale Home a copy of the Maps is available at the Howard County Department of Planning and Zoning, 3430 Court House Drive, Ellicott City, Maryland 21043. If the Property being purchased is a New Home, the Seller is required to have available in a model home or sales office a copy of the current General Plan Maps and Generalized Zoning Map for Howard County. If a model home or sales office is not located in the same subdivision as the Property, the Seller of a New Home shall have a copy of the Maps available at the Property.

D. RESCISSION RIGHTS OF BUYER:

If notice of the availability of the General Plan Maps and Generalized Zoning Map is provided to you at the time of or within less than two (2) days before entering into the Contract, you shall have the right, upon written notice to the Seller, to rescind the Contract and, in the event of such rescission, all deposit money paid by you in connection with the Contract will be returned to you. To be effective, your election to rescind the Contract, as herein provided, must be delivered to the Seller not later than 11:59 p.m. on the second Howard County Government business day immediately following the date of Buyer's acknowledgement of the availability of the Maps for Howard County as evidenced by the initials of the Buyer in Section 1.C. of this Addendum. If notice of the availability is provided to you more than two (2) days before entering into the Contract, then you shall have no right to rescind the Contract for any reason based upon the contents of the Maps.

_____ / _____ Buyer Initials — Buyer hereby acknowledges that Buyer has read this Section D above and is aware of Buyer's rescission rights.

E. FAILURE TO PROVIDE GENERAL PLAN MAPS:

i. Buyer is advised that Section 17.502(c) of the Howard County Code provides that the failure of the Seller to provide notice of the availability of the Maps for Howard County shall not cause the Contract to be invalid, void, voidable or otherwise unenforceable by the Seller or Buyer.

ii. Seller is hereby advised that Section 17.504 of the Howard County Code provides that the failure of the Seller to provide notice of the availability of the Maps for Howard County would constitute a violation of Title 24, "Civil Penalties" of the Howard County Code and may result in a Class B offense under Title 24 against the Seller.

2. RIGHT TO PRE-SETTLEMENT INSPECTION.

A. Not less than fourteen (14) hours nor more than seventy-two (72) hours prior to the date of actual settlement, a buyer

of a new home, or the agent of the Buyer, shall have the right to inspect the new home. If mutually agreed upon in writing, the Buyer and Seller may provide for more than one (1) pre-settlement inspection or for the pre-settlement inspection to occur not less than fourteen (14) hours or more than seventy-two (72) hours prior to the date of actual settlement. Not later than fourteen (14) calendar days prior to the date of actual settlement, the Seller shall notify the Buyer, in writing, of the proposed date and time of the pre-settlement inspection. Such written notice shall include three (3) proposed pre-settlement inspection times on at least two (2) different dates. The pre-settlement inspection, unless agreed to otherwise by the Buyer, shall be scheduled to commence between the hours of 10:00 a.m. and 8:00 p.m. The Buyer, upon receipt of the notice of pre-settlement inspection as herein provided from the Seller, shall promptly notify the Seller or the agent of the Seller of which of the pre-settlement inspection dates and times proposed by the Seller are accepted by the Buyer. The Seller shall make every reasonable effort to designate the dates and times for the pre-settlement inspection reasonably convenient to the Buyer.

B. The Seller shall allow a reasonable time for the Buyer or the agent of the Buyer to conduct the pre-settlement inspection and shall provide the Buyer or the agent of the Buyer with reasonable access to the interior and exterior of the new home and the real property being conveyed, if applicable. At the time of the pre-settlement inspection, the Seller shall arrange to have all utilities servicing the new home to be connected and turned on in order for the Buyer or the agent of the Buyer to inspect and test all fixtures, electrical, mechanical, including appliance, plumbing, heating and air-conditioning systems as installed in the new home.

C. Both the Buyer and the Seller, as well as the agent of the Buyer and the agent of the Seller, if requested to do so by their respective clients, may attend the pre-settlement inspection.

D. The right of a buyer to a pre-settlement inspection as provided for in this Subtitle may not be waived in the contract of sale, and any such purported waiver may not be enforced by the Seller in a court of law.

3. ORAL STATEMENTS, REPRESENTATIONS, WARRANTIES AND PROMISES.

Any oral statements, representations, warranties or promises made to you prior to your execution of the Contract by the Seller or agent of the Seller may not be enforceable by you against the Seller or agent of the Seller in any subsequent legal or administrative proceeding unless such statements, representations, warranties or promises are in writing and signed by yourself and the Seller, or agent of the Seller Any statements, representations, warranties or promises made to you by the Seller or agent of the Seller, upon which you rely, and which are not contained in this printed contract of sale form must be stated in a written addendum attached to the Contract form which is to be signed by both yourself and the Seller in order to make such statements, representations, warranties or promises part of the agreement between yourself and the Seller and enforceable in any legal or administrative proceeding.

4. NOTICE OF DISCLOSURES OF AIRPORTS AND HELIPORTS.

If Buyer is concerned about the existence of airports or heliports located near the Property, Buyer should contact the Howard County Zoning Office at: (410) 313-2395 to determine the location of any such airports or heliports prior to the execution of this Addendum.

5. NOTICE TO BUYER - HOWARD COUNTY PROPERTY TAX.

DUE TO A VARIETY OF MARYLAND PROPERTY TAX CREDIT PROGRAMS, THE BUYER'S PROPERTY TAX BILL MAY BE SIGNIFICANTLY DIFFERENT THAN THE TAX BILL PAID PREVIOUSLY BY THE SELLER OF THE PROPERTY. BUYERS SHOULD CONTACT THE HOWARD COUNTY DEPARTMENT OF FINANCE FOR AN ESTIMATE OF THEIR PROPERTY TAX OBLIGATION.

The Howard County Department of Finance is located at: 3430 Court House Drive, Ellicott City, MD 21043 and may be contacted in person **OR** by telephone at (410) 313-2195 **OR** visit the Howard County Citizen Self Service for Real Estate Property Taxes web site at: **https://howardcountymd.munisselfservice.com/citizens/RealEstate/.** (Enter property address and click search, then select " Charges Exemptions Credits".)

6. NOTICE TO BUYER - RADIUM IN WELL WATER.

According to the Howard County Health Department, Bureau of Environmental Health, a water quality survey indicates that elevated levels of naturally occurring radium and uranium have been found is some wells located in the Baltimore Gneiss formation. **Properties serviced by public water are not impacted.** Property Owners in the affected area are required to test new and replacement wells and, if applicable, install a treatment system prior to being granted a Certificate of Potability and putting the well into use. There are no regulations that require private owners of existing private wells to meet US EPA drinking water standards for radioactivity. The radium and uranium levels in well water may be determined through water analysis tests performed by the Howard County Health Department or by an environmental testing firm approved by the Howard County Health Department. Buyer may obtain a copy of a brochure entitled “Radionuclides & Your Well Water: A Homeowner's Guide,” which brochure includes a general map of Howard County showing the potentially affected areas as well as a list of approved environmental testing firms from the website of the Howard County Health Department at **http://countyofhowardmd.us/WorkArea/linkit.aspx?LinkIdentifier=id&ItemID=4294969374**.
If the Property being purchased is served by a private well and if Buyer is concerned about radium and uranium levels, Buyer, prior to execution of this Addendum, should download and read the brochure and consider whether to include a contingency in the contract of sale to provide for a well water quality test by the Howard County Health Department or by an approved environmental testing firm.

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

7. NOTICE TO BUYER – FRONT FOOT BENEFIT FEES AND DEFERRED WATER AND SEWER CHARGES.

Front Foot Benefit Fees and Deferred Water and Sewer Charges assessed by a builder, developer, or other private entity to cover the costs of development of a property or community including but not limited to the construction of roads, public and private water and sewer mains, pumping stations, designated greenways, conservation easements, rights of way or other costs of development which serve or benefit the Property directly. **Seller hereby discloses and represents that the property:** (*Seller to initial applicable provision*)

A. ____ / ____ Seller Initials — **IS NOT** subject to a fee or assessment charged by the developer or other private entity hereinafter called ("Lienholder") which is payable as a one time or ongoing fee, runs with the land, and constitutes a contractual obligation between the Lienholder and the Property owner.

B. DS MTH / ____ Seller Initials — **IS** subject to a fee or assessment charged by the developer or other private entity (Lienholder) which is payable as a one time or ongoing fee, runs with the land, and constitutes a contractual obligation between the Lienholder and the Property owner.

DS MTH please refer to the tax bill provided in this disclosure packet and contact the county for additional information

This fee or assessment is in the amount of _____ Dollars ($ _____) and is payable

☐ on a one-time basis or ☐ on an ongoing basis by: ☐ year / ☐ quarter / ☐ month

to: (name and address) please see above , (Lienholder), until _____ month _____ year.

There may be a right of prepayment or discount for early payment which may be ascertained by contacting the Lienholder. **This fee or assessment is a contractual obligation between the Lienholder and each owner of the property. It is not in any way a fee or assessment by Howard County or included in the county property tax bill.**

8. NOTICE TO BUYER – COMMUNITY WATER, SEWAGE FACILITY, AND SHARED SEPTIC SYSTEM FEES.

Community Water, Sewage Facility, and Shared Septic System Fees are charges assessed by a builder, developer or other private entity to cover the costs of construction, installation and maintenance of water and wastewater services facilities which continuously serve the community or subdivision in which the property is located. **Seller hereby discloses and represents that the property:** (*Seller to initial applicable provision*)

A. DS MTH / ____ Seller Initials — **IS NOT** subject to a fee or assessment which purports to cover or defray the cost of installing and/or maintaining all or part of the water or wastewater facilities constructed by the developer of the _____ Waverly Woods community and/or subdivision.

B. ____ / ____ Seller Initials — **IS** subject to a fee or assessment which purports to cover or defray the cost of installing and/or maintaining all or part of the water or wastewater facilities constructed by the developer of the _____ community and/or subdivision.

This fee or assessment is in the amount of _____ Dollars ($ _____) and is payable annually in (month) _____ to (name and address) _____ , hereinafter called ("Lienholder").

There may be a right of prepayment or discount for early payment which may be ascertained by contacting the Lienholder. **This fee or assessment is a contractual obligation between the Lienholder and each owner of the property. It is not in any way a fee or assessment by Howard County or included in the county property tax bill.**

9. NOTICE TO BUYER – COLUMBIA ASSOCIATION (CPRA).

Each year, Columbia Association (CA) charges residents who live on CA-assessed property the CA annual charge. The annual charge funds the village community associations, various fitness facilities, community centers, parks, recreation facilities, as well as other programs and services.

For additional information about the annual charge for the current fiscal year (July 1st - June 30th), call the Annual Charge Hotline at 410-715-3058 or visit www.ColumbiaAssociation.org or www.WhyIPayCA.org. See **Columbia Covenant Compliance Addendum. Seller hereby discloses and represents that the property: (*Seller to initial applicable provision*)**

A. DS MTH ____ Seller Initials — **IS NOT** subject to mandatory fees assessed by the Columbia Association (CPRA)

B. ____ / ____ Seller Initials — **IS** subject to mandatory fees assessed by the Columbia Association (CPRA)

As of _____ (Month) _____ (Year) the CPRA Fee for this property is: _____ (subject to reassessment)

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

10. NOTICE TO BUYER – RIGHT TO FARM DISCLOSURE. Pursuant to the Howard County Zoning Regulations, you are hereby notified that farming is allowed in most zoning districts in Howard County and has been designated as the preferred land use within the RC (Rural Conservation) zoning district. Properties in the RC and RR (Rural Residential) zoning districts that are subject to an agricultural land preservation easement, whether held by the State of Maryland or Howard County, are required to be kept available for farming in perpetuity, and are assumed to be in agricultural use. Agriculture is also considered a valued land use on any property that has an Agricultural Use Assessment as determined by the State Department of Assessments and Taxation.

Residents and other occupants of property near land in agricultural areas should be prepared to accept the effects of usual and customary agricultural operations, facilities and practices, including noise, odors, dust, smoke, insects, operation of machinery, storage and disposal of manure, unusual hours of operation, and other agricultural activities.

For further information, contact the Howard Soil Conservation District or the Howard County Department of Planning and Zoning.

11. NOTICE TO BUYER/PROSPECTIVE LANDLORD: HOWARD COUNTY LANDLORD-TENANT COUNTY COUNCIL BILL (CB-20)

Howard County Council Bill CB-20 took effect on August 12, 2018. CB-20 empowers the Howard County Office of Consumer Protection to enforce the provisions of the new landlord and tenant law. CB-20 specifies landlord obligations, lease termination clauses and required and prohibited provisions regarding rental applications and lease agreements. The full text of CB-20 can be found, read and downloaded on Office of Consumer Protection's website at www.howardcountymd.gov/landlordtenant**.**

12. NOTICE TO BUYER: HOWARD COUNTY – TRANSFER TAX EXEMPTION AND RATE REDUCTION – LAW ENFORCEMENT OFFICERS; FIRE AND RESCUE SERVICES MEMBERS AND CERTIFICATED PROFESSIONAL TEACHER

Pursuant to HB1604/HB 223/ Howard County Code 20.300, Howard County Law Enforcement Officers; Fire and Rescue Services Members and Certificated Professional Teachers may be eligible to be exempt from or receive reduced Howard County transfer taxes when purchasing residential real property located in Howard County and intended for use as a principal residence.

For more information, please contact the Howard County Department of Human Resources/Board of Education.

13. NOTICE TO BUYER: HOWARD COUNTY PUBLIC SCHOOLS.

The Howard County Public School System (HCPSS) boundaries and assignments are subject to change. For more information and to verify school assignments, visit HCPSS website at www.HCPSS.org or call 410-313-6600.

14. NOTICE TO BUYER: FLOOD INSURANCE RATE MAPS:

Howard County offers flood insurance rate maps. The Property may be affected. Buyer is advised to review maps and consult a flood insurance carrier to inquire about the status of the Property. Detailed information regarding updated maps may be obtained at: data.howardcountymd.gov/gdfirm/main_Web.aspx.

		DocuSigned by: Marshall Horman, Trustee	10/9/2026
Buyer	Date	Seller 6D77FC0505B43C...	Date
Buyer	Date	Seller	Date

Copyright 2018 The Howard County Association of REALTORS®. This form has been prepared for the sole use of the Howard County Association of REALTORS®, Inc., its members, and REALTOR® members of local Boards and Associations of REALTORS®. The Association, its members and employees, assume no responsibility if this form fails to protect the interest of any party. Each party should secure its own legal, tax, financial or other advice.

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

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

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 DocuSigned by: Marshall Horman, Trustee C4D77FC0505B43C... Date 10/9/2026

Buyer _____ Date _____ Seller _____ Date _____

Property Address 10508 Chesham Way, Woodstock, MD 21163

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

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.

RE/MAX Results, 5202 Presidents Court #310 Frederick MD 21703 Phone: **3015146163** Fax: **3016985344** **Template**
Bobbi Prescott
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

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)

_X_ **Seller** in the sale of the property at: 10508 Chesham Way, Woodstock, MD 21163

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

DocuSigned by:
Marshall Horman, Trustee 10/9/2026
Signature Date Signature Date

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

Property Address

Signature Date Signature Date

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

Name(s) of Buyer(s)

Signature Date Signature Date

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

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.

DocuSigned by:
Marshall Horman, Trustee _____ DATE: 10/9/2026
C4D77FC0505B43C...

_____ DATE: _____

© Copyright 2017 Frederick County Association of REALTORS®
This form is intended for use by members only.

RE/MAX Results, 7310B Corporate Ct Frederick MD 21703 Phone: 301.514.6163 Fax:301.698.5344 420 Timbermill Run
Bobbi Prescott
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT
Maryland

To (Client's Name(s)): Joanne Warren Phelps and Gary W. Phelps

Property Address: 10508 Chesham Way, Woodstock, MD 21163
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.

DocuSigned by:
Marshall Horman, Trustee / 10/9/2026
Signature Date

Signature Date

Docusign Envelope ID: EAE947C9-71C5-89A2-8123-ADC6344DCFC6

BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT
Maryland

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

Property Address: 10508 Chesham Way, Woodstock, MD 21163
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.

_____ / _____ _____ / _____
Signature Date Signature Date