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:

303 Cone Branch Drive
Middletown, Maryland 21769

Download these docs from here

- Listing Brokers Offer of Compensation
- Frederick County Property 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
- Notice to Buyer & Seller of Buyer's Rights & Seller's Obligations
- Frederick County Notices and Disclosures
- MLS Errors Disclosure Statement
- Consent for Dual Agency
- Notification of Dual Agency Within a Team
- Affiliated Business Disclosure
- Covenants

PLEASE LEAVE THIS COPY AT THE PROPERTY

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

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LISTING BROKER'S OFFER OF COOPERATIVE COMPENSATION

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

Seller(s): William G. Weiler Susan R. Weiler.

Listing Broker: RE/MAX Results.

Property Address: 303 Cone Branch Drive, Middletown, MD 21769.

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. 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:
10/12/2026
Listing Broker/Authorized Representative Signature Date

DocuSigned by:
William G. Weiler 10/13/2026
Seller Signature Date

Signed by:
Susan R. Weiler 10/13/2026
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

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Frederick County, Maryland

Property Report:

303 CONE BRANCH DR
Middletown MD 21769

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

General Information

Municipality:	Middletown
Tax Account:	1103158888
Tax Map/Parcel:	0065/0209
Plat:	0054-0084
Census Tract:	752601
Zoning * :	Click here to view your zoning atlas page.
Comprehensive Land Use* :	Click here to view your comprehensive land use atlas page.

Voting Districts

Precinct:	03-002
Legislative District:	04
Congressional District:	6
Council District:	1

Services Information

Recycle Day:	Red Wednesday
Water Service:	Yes
Sewer Service:	Yes
Broadband:	National Broadband Map

School Districts

High:	Middletown High
Middle:	Middletown Middle
Elementary/ Primary:	Middletown Elementary (3rd-5th) Middletown Primary (Pre-K - 2nd)

Public Safety Information

Police District:	Frederick County Sheriffs Office
Fire Station Number:	7
Fire Station:	Middletown Volunteer Fire Company
Registered Sex Offenders Within 1/4 Mile:	0
Reported Crimes Within 1/4 Mile (2017) * :	78
Hospital:	Frederick Health Hospital

Closest Points of Interest

Library:	Middletown
Park:	Middletown Park
Farmer's Market:	Middletown Farmer's Market
Golf Course:	Hollow Creek Golf Club
TransIT Service Within 1/4 Mile:	No

Historic Properties in the Area

Please visit the Maryland Inventory of Historic Properties to view further information on each site.

F-4-086 / Charles H. Coblentz Farmstead

F-4-038 / Airview Survey District

F-4-073 / Old National Pike Milestone No. 52

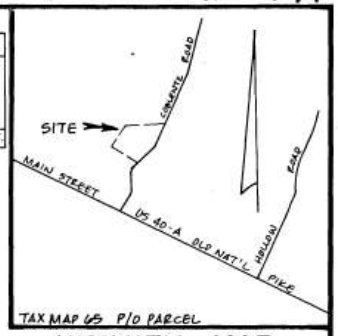
This report was dynamically assembled from various layers of geographical information, some of which is not maintained by Frederick County GIS. This report may or may not accurately represent the source address completely and correctly. Any reliance on this data is at the sole risk of the user.

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MIDDLETOWN 7/94

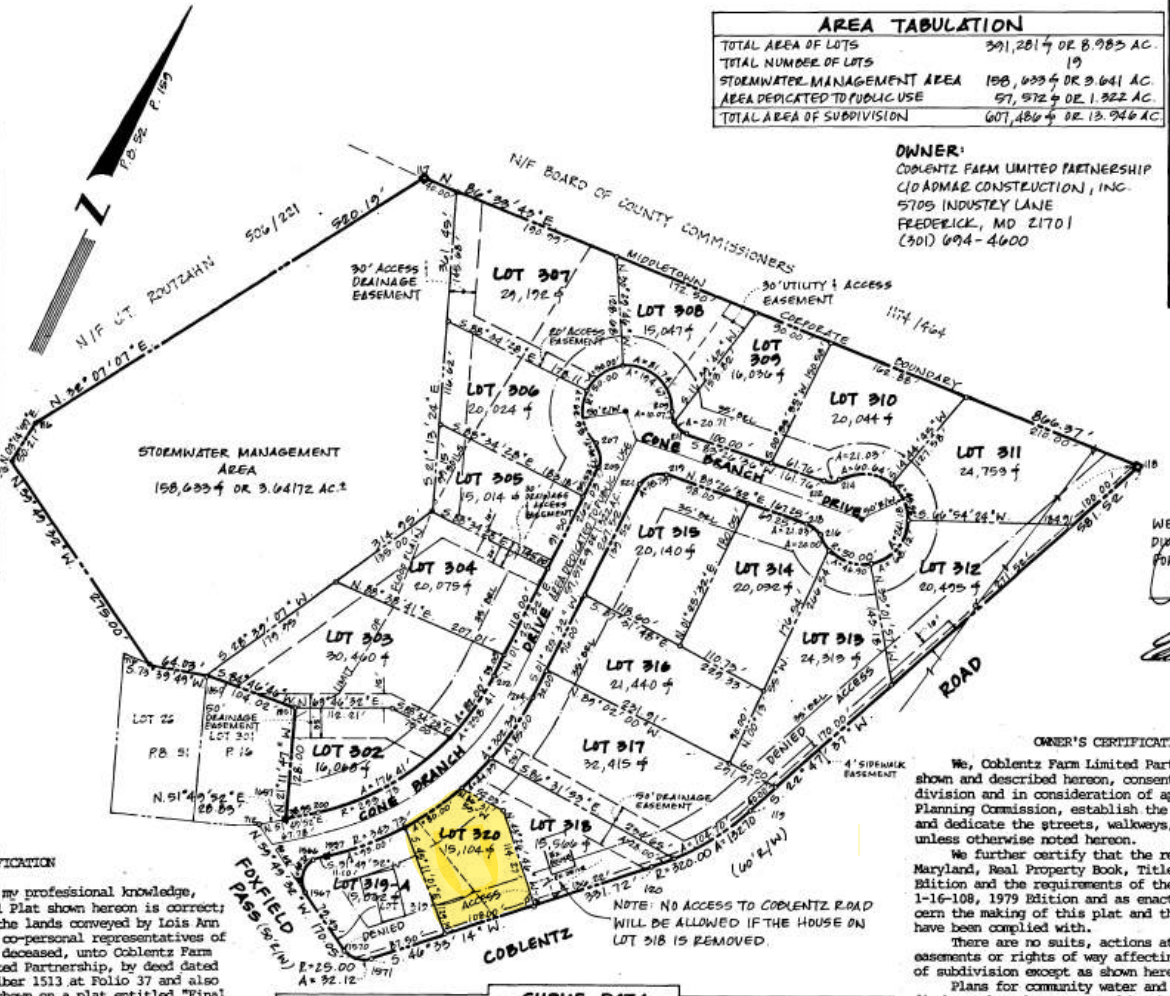
COORDINATES		
NO.	NORTH	EAST
712	6163.694	5236.494
1697	6181.471	5259.160
1861	6300.811	5212.880
1860	6291.346	5109.291
716	6273.357	5047.848
115	6411.559	4810.115
116	6461.688	4812.960
117	6902.262	5089.532
118	6954.218	5154.342
119	6418.107	5729.053
120	6309.756	5654.095
1571	6081.643	5413.261
1570	6078.181	5383.502
200	6205.541	5289.782
202	6469.162	5401.902
205	6691.111	5408.420
207	6715.088	5392.345
209	6783.740	5455.108
211	6769.874	5480.428
212	6788.345	5641.130
214	6798.791	5658.690
216	6732.518	5666.303
218	6738.669	5646.840
219	6719.568	5480.684
221	6695.355	5468.542
204	6427.918	5451.886
1567	6166.231	5320.681
1566	6159.372	5311.955
1567	6118.106	5314.835

AREA TABULATION	
TOTAL AREA OF LOTS	391,281 ± OR 8.985 AC.
TOTAL NUMBER OF LOTS	19
STORMWATER MANAGEMENT AREA	158,633 ± OR 3.641 AC.
AREA DEDICATED TO PUBLIC USE	57,572 ± OR 1.322 AC.
TOTAL AREA OF SUBDIVISION	607,486 ± OR 13.946 AC.



VICINITY MAP
SCALE: 1" = 2000' ±

OWNER:
COBLENTZ FARM LIMITED PARTNERSHIP
C/O ADMAR CONSTRUCTION, INC.
5705 INDUSTRY LANE
FREDERICK, MD 21701
(301) 694-4600



WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION
FOR FARMERS & MECHANICS NATIONAL BANK

C. RICHARD MILLER, JR., TRUSTEE 12/10/93

ERIC R. PAXTON, TRUSTEE 12/10/93

OWNER'S CERTIFICATION AND DEDICATION

We, Coblentz Farm Limited Partnership, owners of the property shown and described hereon, consent to and adopt this plan of subdivision and in consideration of approval of this Final Plat by the Planning Commission, establish the minimum building restriction lines and dedicate the streets, walkways, and other easements to public use, unless otherwise noted hereon.

We further certify that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, 1974 Edition and the requirements of the Frederick County Code, Section 1-16-108, 1979 Edition and as enacted or amended so far as it may concern the making of this plat and that the setting of monuments and markers have been complied with.

There are no suits, actions at law, leases, liens, mortgages, trusts, easements or rights of way affecting the property included in this plan of subdivision except as shown hereon.

Plans for community water and sewerage systems and for a point of discharge have been approved by the Maryland Department of the Environment. All lots to be served by community water and sewer.

12/11/1993 Coblentz Farm Limited Partnership
Date

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 11TH DAY OF December 1993

Robin B. Wagner NOTARY PUBLIC

MY COMMISSION EXPIRES 8/1/94

SURVEYOR'S CERTIFICATION

I hereby certify to the best of my professional knowledge, information and belief that the Final Plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Lois Ann Holder and Charles H. Coblentz, Sr., co-personal representatives of the Estate of Catherine P. Coblentz, deceased, unto Coblentz Farm Limited Partnership, a Maryland Limited Partnership, by deed dated September 15, 1988 and recorded in Liber 1513 at Folio 37 and also being a resubdivision of Lot 319 as shown on a plat entitled "Final Plat, Section I, Lot 26, Section III, Lots 301, 319, Foxfield at Middletown" recorded in Plat Book 51 at Page 16; both among the Land Records of Frederick County, Maryland; and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, 1974 Edition and the requirements of the Frederick County Code, Section 1-16-108, 1979 Edition and as enacted or amended so far as it may concern the making of this plat and that the setting of monuments and markers have been complied with.

3-23-94
Date

Francis J. Tacik
Professional Land Surveyor
MD Reg. No. 9164

CURVE DATA						
POINT NO.	RADIUS	DELTA	ARC	TANGENT	CHD. BEARING	DIST.
119-120	320.00	23°45'37"	132.70	67.518	S.34°40'32"W.	131.75
1911-1570	25.00	73°37'24"	32.12	18.710	S.89°21'51"W.	29.96
200-202	293.73	50°24'20"	258.41	138.236	N.26°37'42"E.	250.15
205-207	25.00	70°31'44"	30.77	17.678	N.33°50'20"W.	28.87
207-209	50.00	225°04'30"	194.67	—	N.42°26'04"E.	93.02
209-211	25.00	70°31'44"	30.77	17.678	S.61°17'33"E.	28.87
212-214	25.00	48°11'19"	21.03	11.180	N.59°20'56"E.	20.41
214-216	90.00	226°22'38"	241.18	—	S.06°99'29"E.	66.67
216-218	25.00	48°11'20"	21.03	11.180	N.72°27'48"W.	20.41
219-221	25.00	88°01'25"	35.79	21.741	S.42°26'38"W.	32.81
204-1557	343.73	50°24'20"	302.39	161.767	S.26°31'42"W.	292.74
1566-1567	25.00	111°39'06"	48.72	36.822	S.03°59'34"E.	41.37

APPROVED
MIDDLETOWN PLANNING COMMISSION
4/6/94 Martha Hardwick
DATE SECRETARY / CHAIRMAN

APPROVED
FREDERICK COUNTY
DEPARTMENT OF HEALTH
THE USE OF COMMUNITY WATER SUPPLY AND SEWERAGE SYSTEMS CONFORMS TO THE FREDERICK CO. MASTER WATER & SEWER PLAN.
3/24/94 Richard Hoffman M.D.
DATE APPROVING AUTHORITY

NOTES:
1. A U/E PT. DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
2. LIMIT OF FLOOD PLAIN SOILS TAKEN FROM APPROVED PRELIMINARY PLAN.

SYMBOLS
- CONC. MON. SET
- CONC. MON. FOUND
- UTILITY POLE AND O/H WIRES

MINIMUM BRL'S
FRONT: 35'
REAR: 40'
SIDE: 12'

DATE	REVISION
10-5-93	REVISED PER COMMENTS
1-12-94	REVISE ESMT ON LTS 304-305
2-10-94	ADD NOTE LOT 318

FINAL PLAT
SECTION III, LOTS 302-320
ALSO BEING A RESUBDIVISION OF LOT 319
RECORDED IN P.B. 51, P. 16

FOXFIELD AT MIDDLETOWN

SITUATED ON CONE BRANCH DRIVE, COBLENTZ ROAD AND FOXFIELD PASS
TOWN OF MIDDLETOWN
MIDDLETOWN ELECTION DISTRICT NO. 3
FREDERICK COUNTY, MARYLAND

SCALE: 1"=100' NOVEMBER, 1993

93-0961-10

HIGHLAND SURVEYS, INC.
LAND SURVEYORS · CONSULTANTS
Frederick, Maryland 21701
(301) 694-9680
KYT

RECORDED 7-27-94 PLATBOOK 54 PLAT 84

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PROPERTY EXPLORER

Frederick County, Maryland

Search...

I want to...

Tools



Street/A...

0 30 60ft

Docusign Envelope ID: A0B1AA40-0DCD-861E-8289-D741B2746893

Real Property Data Search ( )
Search Result for FREDERICK COUNTY

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

Special Tax Recapture: None

Account Number: **District -** 03 **Account Identifier -** 158888

Owner Information

Owner Name:	WEILER WILLIAM G WEILER SUSAN R	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	303 CONE BRANCH WAY MIDDLETOWN MD 21769-	**Deed Reference:**	/12600/ 00424

Location & Structure Information

Premises Address:	303 CONE BRANCH DR MIDDLETOWN 21769-0000	**Legal Description:**	LOT 320 SECTION 3 15104 SQ. FT. FOXFIELD AT MIDDLETOWN

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
065C	0007	0209	3010007.11	0000	3		320	2027	**Plat Ref:**	0054/ 0084

Town: MIDDLETOWN

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1998	2,444 SF	830 SF	15,104 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 01/01/2024	As of 07/01/2026	As of 07/01/2027
Land:	127,600	127,600		
Improvements	475,900	475,900		
Total:	603,500	603,500	603,500	
Preferential Land:	0			

Transfer Information

Seller: SMITH JOSEPH ALLEN & DEBRA ANN	**Date:** 08/31/2018	**Price:** $415,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /12600/ 00424	**Deed2:**
Seller: SMITH, JOSEPH A. & DEBRA A.	**Date:** 03/26/2009	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /07243/ 00052	**Deed2:**
Seller: COBLENTZ FARM LTD. PART.	**Date:** 07/20/1998	**Price:** $240,825
Type: ARMS LENGTH IMPROVED	**Deed1:** /02446/ 00666	**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|

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

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

FREDERICK COUNTY MD

REAL ESTATE TAXES AND FEES

www.frederickcountymd.gov/treasury

Levy Period	Parcel ID	Year	Bill Type	Occupancy	Bill No.	Bill Date
07/01/2026 - 06/30/2027	03-158888	2027	FY	PRINCIPAL RESIDENCE	2937052	07/01/2026

WEILER WILLIAM G
WEILER SUSAN R
303 CONE BRANCH WAY
MIDDLETOWN, MD 21769

Property Location
303 CONE BRANCH DR

Property Description
LOT 320 SECTION 3
15104 SQ. FT.
FOXFIELD AT MIDDLETOWN

Liber 12600 **Folio** 424

Charges	Assessment/Units	Rate	Amount
STATE TAXES	603,500	.112000	675.92
COUNTY TAXES	603,500	1.110000	6,698.85
MIDDLETOWN TAX	603,500	.232000	1,400.12
SYSTEM BENEFIT CHG	1	88.000	88.00
TOTAL			8,862.89
TOTAL DUE			8,862.89

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

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

PLEASE SEE THE PAYMENT SCHEDULE BELOW FOR AMOUNT DUE.

FREDERICK COUNTY MARYLAND

Parcel ID	Year	Bill Type	Bill No.
03-158888	2027	FY	2937052

Return this coupon with your payment

2nd Semiannual Payment Schedule

If paid in:	Disc/Int	Amount Due
DEC	124.62	4,512.06
JAN	166.17	4,553.61
FEB	207.71	4,595.15

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

WEILER WILLIAM G
WEILER SUSAN R
303 CONE BRANCH WAY
MIDDLETOWN, MD 21769

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

208202710293705250000433995800000000000

FREDERICK COUNTY MARYLAND

Parcel ID	Year	Bill Type	Bill No.
03-158888	2027	FY	2937052

Choose payment option below
Return this coupon with your payment

Annual Payment Schedule

If paid in:	Disc/Int	Amount Due
JUL	-94.98	8,767.91
AUG	-47.50	8,815.39
SEP	0.00	8,862.89
OCT	83.96	8,946.85
NOV	167.92	9,030.81
DEC	251.88	9,114.77
JAN	335.86	9,198.75
FEB	419.82	9,282.71

1st Semiannual Payment Schedule

If paid in:	Disc/Int	Amount Due
JUL	-47.49	4,427.96
AUG	-23.75	4,451.70
SEP	0.00	4,475.45
OCT	42.42	4,517.87
NOV	84.84	4,560.29

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

WEILER WILLIAM G
WEILER SUSAN R
303 CONE BRANCH WAY
MIDDLETOWN, MD 21769

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

208202710293705250000442796900000000000

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

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

SELLER'S DISCLOSURE made on 10/13/2026 ■ ADDENDUM to Contract of Sale dated _____

between Buyer _____

and Seller William G. Weiler Susan R. Weiler

for Property known as 303 Cone Branch Drive, Middletown, MD 21769.

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

[ ] Alarm System	[X] Exist. W/W Carpet	[ ] Playground Equipment	[ ] TV Antenna
[X] Ceiling Fan(s) # 5	[X] Fireplace Screens/Doors	[ ] Pool, Equipment & Cover	[ ] Trash Compactor
[ ] Central Vacuum	[ ] Fireplace Equipment	[X] Refrigerator(s) # 2	[ ] Wall Mount TV Brackets
[X] Clothes Dryer	[ ] Freezer	[X] w/ Ice Maker(s) # 2	[ ] Wall Oven(s) # ___
[X] Clothes Washer	[ ] Furnace Humidifier	[ ] Satellite Dish	[ ] Water Filter
[ ] Cooktop	[X] Garage Opener(s) # 2	[X] Screens	[ ] Water Softener
[X] Dishwasher	[X] Garage remote(s) # 3	[X] Shades/Blinds	[ ] Window A/C Unit(s) # ___
[X] Drapery/Curtain Rods	[X] Garbage Disposal	[X] Storage Shed(s) # 1	[ ] Window Fan(s) # ___
[X] Draperies/Curtains	[ ] Hot Tub, Equipment & Cover	[X] Storm Doors	[ ] Wood Stove
[ ] Electronic Air Filter	[ ] Intercom	[ ] Storm Windows	
[X] Exhaust Fan(s) # 4	[X] Microwave	[X] Stove or Range	

ADDITIONAL INCLUSIONS (SPECIFY): Sunsetter Awning on deck, 4 Front Porch Rocking Chairs, Current Interior and Exterior Paints, Extra Kitchen Backsplash Tiles, 3 Antique Brass Ceiling Light Fixtures

ADDITIONAL EXCLUSIONS (SPECIFY): Brass Fireplace Tools and detached Fireplace Screen, All Area Rugs and Runners

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

Utility Service Providers: Potomac Edison, Middletown Municipal Water and Sewer

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

Buyer Signature	**Date**	DocuSigned by: William G. Weiler 10/13/2026 **Seller Signature**	**Date**
Buyer Signature	**Date**	Signed by: Susan R. Weiler 10/13/2026 **Seller Signature**	**Date**

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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

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 303 Cone Branch Drive, Middletown, MD 21769

Legal Description: LOT 320 SECTION 3 15104 SQ. FT. FOXFIELD AT MIDDLETOWN

NOTICE TO SELLER AND PURCHASER

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

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

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

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

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

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

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

NOTICE TO PURCHASERS: The information provided is the representation of the 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? 8 Years
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 11 Yrs. ☐ Other Describe: _____

Air Conditioning □ Central Air □ Window Units □ Wall Mounted A/C □ Other Describe: Heat Pump Cooling

Hot Water □ Oil □ Natural Gas ☒ Electric □ Capacity 50 g Age 20 □ 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: Asphalt Shingle Age 8 Years
   Comments: _____
   Is there any existing fire-retardant treated plywood? □ Yes □ No ☒ Unknown
   Comments: _____
6. Other Structural Systems, including walls and floors:
   Comments: hardwood floors in living room
   Any defects (structural or otherwise)? ☒ Yes □ No □ Unknown
   Comments: 14"x 20" stain of unknown origin that was not disclosed to us when we purchased the home
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: Heat Pump Forced Air
   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: House has two 200 amp service panels
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: House has Radon Reduction System Installed in 2018
    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: Foxfield Covenants
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.

DocuSigned by:

Seller(s) William G. Weiler Date 10/13/2026

Signed by: 5F6F0A898DF34B9...

Seller(s) Susan R. Weiler Date 10/13/2026

270AEDFCE145444...

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 _____

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FREDERICK COUNTY ASSOCIATION OF REALTORS®

HOMEOWNER'S INSURANCE DISCLOSURE

FREDERICK COUNTY ASSOCIATION OF REALTORS®

Property Address: 303 Cone Branch Drive, Middletown, MD 21769
Street Address City/State/Zip

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

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

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

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

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

The current insurance company is: State Farm

DocuSigned by:
William G. Weiler 10/13/2026
4F6F8A388DF34E8...
Seller's Signature/Date

Buyer's Signature/Date

Signed by:
Susan R. Weiler 10/13/2026
270AEDFCE145444...
Seller's Signature/Date

Buyer's Signature/Date

Updated January 2021
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For the sole use of the Fredrick County Association of Realtors, Inc. and its members; to be used in Maryland only. This form may not be altered, except as negotiated by the parties to this Contract. The Association, its members, and employees assume no responsibility if this form fails to protect the interests of any party.

Docusign Envelope ID: A0B1AA40-0DCD-861E-8289-D741B2746893

REALTOR® EQUAL HOUSING OPPORTUNITY

GENERAL ADDENDUM

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

on Lot 320 , Block _____ , Subdivision FOXFIELD AT MIDDLETOWN ,

303 Cone Branch Drive, Middletown, MD 21769 ,

located in FREDERICK County , Maryland between

(Purchasers) _____

and (Sellers) William G. Weiler Susan R. Weiler .

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:
William G. Weiler
Seller 9F8A388DF34B9...

Purchaser

Signed by:
Susan R. Weiler
Seller 2AEDFCE145444...

Purchaser

10/13/2026
Date

Date

FORM #1320 **7/05**

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 William G. Weiler Susan R. Weiler for Property known as 303 Cone Branch Drive, Middletown, MD 21769 .

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

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

(A) A written property condition disclosure statement listing all defects including latent defects, or information of which the seller has actual knowledge in relation to the following:

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

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

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

OR

(B) A written disclaimer statement providing that:

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

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

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

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

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

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

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

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

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

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

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

		DocuSigned by: William G. Weiler	10/13/2026
Buyer's Signature	Date	Seller's Signature	Date
		Signed by: Susan R. Weiler	10/13/2026
Buyer's Signature	Date	Seller's Signature	Date
		DocuSigned by:	10/12/2026
Agent's Signature	Date	Agent's Signature	Date

Bobbi Prescott

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FREDERICK COUNTY ASSOCIATION OF REALTORS®

FREDERICK COUNTY NOTICES AND DISCLOSURES

This disclosure statement is attached to and hereby made a part of the Contract dated _____ between William G. Weiler Susan R. Weiler (Buyer) and _____ (Seller) for the property located in the County of Frederick, State of Maryland, described as 303 Cone Branch Drive, Middletown, MD 21769 (the "Property").

1. **MASTER PLANS AND ZONING ORDINANCES:** Buyers have the right to review any applicable master plans and zoning ordinances, including but not limited to: Frederick Municipal Airport Overlay Zone, Historic Preservation Overlay District, National Register of Historic Places, Livable Frederick Master Plan, Carroll Creek Overlay District, and Monocacy Scenic River Management Plan, or other maps and information relating to planned land uses, roads, highways and the location of parks and other public facilities affecting the property. This information may be found online or at most local, county or state offices such as Parks and Recreation, Planning and Zoning, etc.

2. **FREDERICK COUNTY RIGHT TO FARM ORDINANCE NO. 96-23-175:** FREDERICK COUNTY ALLOWS AGRICULTURAL OPERATIONS (as defined in the Frederick County Right to Farm Ordinance) WITHIN THE COUNTY. Buyer(s) may be subject to inconveniences or discomforts arising from such operations, including but not limited to: noise, odors, fumes, dust, flies, the operation of machinery of any kind during any 24-hour period (including aircraft), vibration, the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, and pesticides. Frederick County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be an interference with reasonable use and enjoyment of land, if such operations are conducted in accordance with generally accepted agricultural management practices. Frederick County has established an Agricultural Reconciliation Committee to assist in the resolution of disputes which might arise between persons in this County regarding whether agricultural operations conducted on agricultural lands are causing an interference with the reasonable use and enjoyment of land or personal well-being and whether those operations are being conducted in accordance with generally accepted agricultural practices. If you have any questions concerning this policy or the Reconciliation Committee, please contact the Frederick County Planning Department.

3. **SPECIAL TAXING DISTRICT OR COMMUNITY DEVELOPMENT AUTHORITY (CDA)**: The property may be part of a Special Taxing District or Community Development Authority (CDA). There are Special Taxing Districts and CDAs in Frederick County, including but not limited to: Lake Linganore CDA, Urbana CDA, Brunswick Crossing, Lake Linganore-Oakdale CDA, Jefferson Tech Park, and others. For the most accurate and up-to-date information, please contact MuniCap, Inc. at (443) 539-4101.

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

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

4. **NOTICE ON ZONES OF DEWATERING INFLUENCE:** The property may be located in a "Zone of Dewatering Influence." Such a zone is defined under Maryland law as the area surrounding a surface pit mine in "karst" terrain (limestone and carbonate rock containing closed depressions, sinkholes, caverns, cavities, and underground channels), where groundwater has been depleted through pumping activities in the subject mine. Dewatering of karst terrain may result in gradual caving in or sinking of the surface of the land. Dewatering may also result in declining groundwater levels, which may affect the yield of wells on a property. The Maryland Department of the Environment (MDE) is required to provide on its website for use by the public a searchable map of established zones of dewatering influence. The MDE website can be accessed at https://mde.maryland.gov/programs/LAND/mining/Pages/mapping.aspx

A PURCHASER OF REAL PROPERTY LOCATED IN BALTIMORE COUNTY, CARROLL COUNTY, FREDERICK COUNTY, OR WASHINGTON COUNTY IS ADVISED TO CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT TO DETERMINE WHETHER THE REAL PROPERTY FOR PURCHASE IS LOCATED WITHIN A ZONE OF DEWATERING INFLUENCE. MARYLAND LAW PROVIDES CERTAIN REMEDIES FOR PROPERTY IMPACTED BY DEWATERING.

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

The Maryland Piedmont Reliability Project ("Project") is a PROPOSED 500kV electric power line transmission system expected to cross BALTIMORE, CARROLL, AND FREDERICK COUNTIES. If this property is located in Baltimore, Carroll or Frederick County, it is strongly advised that you obtain further information from the websites below to determine whether the proposed transmission line will affect the property directly or indirectly. Project website:
https://corporate.pseg.com/aboutpseg/companyinformation/thepsegfamilyofcompanies/psegrenewabletransmission/mprp
Maryland Public Service Commission website: https://www.psc.state.md.us/

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

DocuSigned by:
William G. Weiler 10/13/2026
4F6FBA388DF34B9...
Seller Date

Buyer Date

Signed by:
Susan R. Weiler 10/13/2026
2DAED5CE145444...
Seller Date

Buyer Date

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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: William G. Weiler 4F6F8A388DF34B9... Date 10/13/2026

Buyer _____ Date _____ Seller Signed by: Susan R. Weiler 270AEDFCE145444... Date 10/13/2026

Property Address 303 Cone Branch Drive, Middletown, MD 21769

Docusign Envelope ID: A0B1AA40-0DCD-861E-8289-D741B2746893

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

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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: 303 Cone Branch Drive, Middletown, MD 21769

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

DocuSigned by: William G. Weiler 10/13/2026
Signature Date

Signed by: Susan R. Weiler 10/13/2026
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

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NOTIFICATION OF DUAL AGENCY WITHIN A TEAM

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

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

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

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

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

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

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

ACKNOWLEDGMENT OF RECEIPT OF NOTICE
I/we acknowledge receipt of the Notification of Dual Agency within a Team.

DocuSigned by:
William G. Weiler
4F6F8A388DF34B9...
DATE: 10/13/2026

Signed by:
Susan R. Weiler
270AEDFCE145444...
DATE: 10/13/2026

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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

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BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT
Maryland

To (Client's Name(s)): William G. Weiler Susan R. Weiler

Property Address: 303 Cone Branch Drive, Middletown, MD 21769
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: William G. Weiler / 10/13/2026
Signature Date

Signed by: Susan R. Weiler / 10/13/2026
Signature Date

Docusign Envelope ID: A0B1AA40-0DCD-861E-8289-D741B2746893

BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT
Maryland

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

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Street City State Zip

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

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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

FREDERICK COUNTY CIRCUIT COURT (Land Records) CCK 2032 p.1017 MSA_CE_61_1876. Date available 9/19/2005. Printed 10/5/2026.
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Shoemaker, Horman & Clapp Attys.

AUG 15 1994

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOXFIELD AT MIDDLETOWN

THIS THIRD AMENDMENT TO DECLARATION of Covenants, Conditions and Restrictions for Foxfield at Middletown, made this 20th day of **June, 1994**, by **COBLENTZ FARM LIMITED PARTNERSHIP**, a Maryland Limited Partnership, (hereinafter sometimes referred to as "**Declarant**").

WHEREAS, Declarant is the owner of certain real estate located in the **Middletown Election District, Frederick County, Maryland**; said real estate being a part of all and the same real estate that was conveyed by **Lois Ann Holder** and **Charles H. Coblentz, Sr.**, Co-Personal Representatives of the **Estate of Catherine P. Coblentz**, unto **Coblentz Farm Limited Partnership**, a Maryland Limited Partnership, by deed dated **September 15, 1988**, and recorded in **Liber 1513** at **folio 37**, among the Land Records of Frederick County, Maryland; and

WHEREAS, Declarant, by Declaration of Covenants, Conditions and Restrictions for Foxfield at Middletown, dated July 16, 1990, and recorded in Liber 1658 at Folio 705, among the Land Records of Frederick County, Maryland (hereinafter referred to as the "**Declaration**"), imposed covenants, conditions and restrictions on a portion of the property obtained from Lois Ann Holder and Charles H. Coblentz, Sr., Co-Personal Representatives of the Estate of Catherine P. Coblentz, by deed recorded in Liber 1513 at folio 37, among the Land Records of Frederick County, Maryland; and

WHEREAS, Declarant, pursuant to paragraph **1** on page **1** and paragraph **14** on pages **3** and **4** of the abovementioned Declaration, reserved the right to supplement and amend said Declaration by imposing the Declaration on additional lots in Foxfield at Middletown by supplementing the Declaration and reserved the right to amend the terms and conditions of the Declaration in the future to impose different covenants, conditions and restrictions than those contained in the Declaration upon one, or more, or all of the future sections of residential lots developed by Declarant within Foxfield at Middletown Subdivision; and

FEE 20.00
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13473 #
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801 12:10
08/15/94

WHEREAS, Declarant, by First Amendment to Declaration of Covenants, Conditions and Restrictions for Foxfield at Middletown, dated October 15, 1993, and recorded in Liber 1940 at folio 946, among the aforesaid Land Records, expanded the operation and effect of the Declaration to include additional lots or parcels of land in Foxfield at Middletown and made certain other modifications; and

WHEREAS, Declarant, by Second Amendment to Declaration of Covenants, Conditions and Restrictions for Foxfield at Middletown, dated June 20___, 1994, and recorded in Liber 2023 at folio 0290, among the aforesaid Land Records, expanded the operation and effect of the Declaration to include additional lots or parcels of land in Foxfield at Middletown and made certain other modifications; and

WHEREAS, Declarant desires to expand the operation and effect of the Declaration to include the hereinafter described lots or parcels of land in Foxfield at Middletown Subdivision and to amend paragraph **2** on pages **1** and **2** of the Declaration to modify the minimum amount of square footage allowable for residential dwellings on the hereinafter described lots; and

WHEREAS, this amended Declaration shall apply to all of the lots indicated and shown on a plat of subdivision entitled "**Final Plat, Section III, Lots 302 - 320, also being a resubdivision of Lot 319, recorded in Plat Book 51 at page 16, FOXFIELD AT MIDDLETOWN**" (said Plat pertaining to **Lots 302 through 320**), recorded in **Plat Book** 54 at **page** 84, among the Plat Records of Frederick County, Maryland; and supplements to this Declaration.

NOW, THEREFORE, WITNESSETH: Declarant hereby declares that all of the lots described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions which are established for the purpose of protecting the value and

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desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described property or any part thereof and any future amendment or resubdivision thereof.

1. Pursuant to the terms of paragraph 1 on page 1 and paragraph 14 on pages 3 and 4 of the above-described Declaration, said Declaration shall be extended to include all of the lots indicated and shown on a plat of subdivision entitled "**Final Plat, Section III, Lots 302 - 320, also being a resubdivision of Lot 319, recorded in Plat Book 51 at page 16, FOXFIELD AT MIDDLETOWN**" (said Plat pertaining to **Lots 302 through 320**), recorded in **Plat Book** 54 at **page** 84, among the Plat Records of Frederick County, Maryland, and supplements to this Declaration.

2. Pursuant to paragraph 14 on pages 3 and 4 of the above-described Declaration, paragraph 2 of said Declaration shall be amended as follows with regard to its operation and effect only on the lots described in paragraph 1 above:

"The lots of said property, as now laid out or as hereinafter altered or modified, shall be used for residential purposes only and no buildings shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and normal residential incidental structures (such as, but not limited to, storage sheds, pool/bath houses, fences, and private garages for not more than four automobiles). No dwelling shall be permitted on any lot the ground floor area of the main structure, exclusive of one-story open porches and garages, of which shall be less than 1,600 square feet for a one-story dwelling. A two-story dwelling, exclusive of open porches and garages, shall contain in the aggregate a minimum of 2,000 square feet for the combined first and second floors and a one and a half story dwelling, exclusive of open porches and garages, shall contain a minimum of 1,800 square feet with not less than 1,400 square feet on the first floor. Additionally, private recreational facilities such as tennis courts and swimming pools are allowed as approved by the Architectural Control Committee as provided in paragraph 3. below. Lastly, real estate sales, construction offices and signs may be erected, maintained and operated on any part of said land and in any building or structure now or hereafter erected thereon during the original construction and sales as approved by the Architectural Control Committee."

3. Except as modified herein, the terms and conditions of the Declaration, as previously recorded, shall remain in full force and effect and shall also apply to the lots described herein.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and affixed its Seal on the date first above written.

WITNESS:

Lee D. Fogle

COBLENTZ FARM LIMITED PARTNERSHIP
a Maryland Limited Partnership
By: **ADMAR CONSTRUCTION, INC.**

_____(SEAL)
Farhad Memarsadeghi, formerly known as
Gholamali Memarsadeghi
President of Admar Construction, Inc.
General Partner of Coblentz Farm Limited Partnership

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STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I HEREBY CERTIFY that on this 20th day of **June, 1994**, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **Farhad Memarsadeghi**, formerly known as **Gholamali Memarsadeghi**, and made oath in due form of law that he is President of **ADMAR CONSTRUCTION, INC.**, which is the General Partner of **COBLENTZ FARM LIMITED PARTNERSHIP**, a Maryland Limited Partnership, and that he, as President of **ADMAR CONSTRUCTION, INC.**, being authorized to do so, executed the aforegoing instrument on behalf of **ADMAR CONSTRUCTION, INC.** for the purposes therein contained.

WITNESS my hand and Notarial Seal.

Lori D. Fogle

LORI D. FOGLE NOTARY PUBLIC FREDERICK CO., MD.

My Commission Expires: June 29, 1996

THIS THIRD AMENDMENT to Declarations of Covenants, Conditions and Restrictions for Foxfield at Middletown is hereby acknowledged and accepted by the undersigned Trustees for Farmers and Mechanics National Bank.

WITNESS:

Lori D. Fogle

Date: June 20, 1994

Lori D. Fogle

Date: June 20, 1994

_____(SEAL)
C. Richard Miller, Jr., Trustee

_____(SEAL)
Eric R. Paxton, Trustee

STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I Hereby Certify that on this 20th day of **June, 1994**, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **C. Richard Miller, Jr., and Eric R. Paxton**, and made oath in due form of law that they are the Trustee's for **Farmers and Mechanics National Bank**, and they as Trustee's of **Farmers and Mechanics National Bank**, being authorized to do so, executed the aforegoing instrument on behalf of **Farmers and Mechanics National Bank** for the purposes therein contained.

Witness my hand and Notarial Seal:

Lori D. Fogle

LORI D. FOGLE NOTARY PUBLIC FREDERICK CO., MD.

My Commission Expires: June 29, 1996

I HEREBY CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Russell T. Horman

Russell T. Horman