



TAX MAP: 24 BLOCK 23
 PARCELS: 559, 81, 265 & 792
 A.A.CO. TOWN SHEETS: W-14 & W-15 & 12
 ZONING: R-2
 SETBACKS: FRONT-30', REAR-25'
 SIDE: 7' COMBINED-20'

THIS PLAT IS APPROVED FOR RECORDING WITH A DEED BY VIRTUE OF A SPECIAL EXCEPTION AS TO PLAT SIZE.

Flora E. Kurla
 PLANNING & ZONING OFFICER A.A.CO.T.O. DATE 9-16-84
 SEE WAVING #1650 TO MAJOR SUBDIVISION, ROAD IMPROVEMENTS, AND TO AVERAGE LOT SIZE REQUIREMENT.
 THE REQUIREMENTS OF THE ANNIE ARUNDEL COUNTY HEALTH DEPARTMENT HAVE BEEN MET. (PRIVATE SYSTEMS).

J. Howard Reed 9/17/84
 ANNIE ARUNDEL COUNTY HEALTH OFFICER DATE

WE, GILBERT G. & EDNA MAE HAMMERBACHER AND HOWARD N. & LULA E. HAMMERBACHER, OWNERS, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE 5' WIDENING STRIP TO PUBLIC USE.



NOTE: LOT 5 IS AFFECTED BY THE COASTAL FLOODPLAIN AS ESTABLISHED ON THE FLOOD INSURANCE RATE MAPS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ELEVATION IS 8.0 FEET. FIRST FLOOD ELEVATIONS OF ALL STRUCTURES BUILT WITHIN SUCH LOTS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF TITLE 3 OF THIS CODE, SUBTITLE 3 "FLOODPLAIN MANAGEMENT."

NOTE: LOT 5 IS NOT TO BE FURTHER SUBDIVIDED.
 Existing Pond Wetlands

MAGOTHY RIVER

NO
STAMPS
REQUIRED.

NO TITLE EXAMINATION MADE.

BOOK 1395 PAGE 500

THIS DEED, Made this 28th day of May, in the year One Thousand Nine
Hundred Sixty by and between GILBERT G. HAMMERBACHER and EDNA MAE HAMMERBACHER,
his wife, of Anne Arundel County, State of Maryland, of the first part; and ARTHUR W. HEATH,
JR., and AGNES HEATH, his wife, of the County and State aforesaid, of the second part,

4-28-13
WITNESSETH, That for and in consideration of the sum of Five Dollars, and other good
and valuable considerations, the receipt whereof is hereby acknowledged, the said parties
of the first part do hereby grant and convey unto the said Arthur W. Heath, Jr. and
Agnes Heath, his wife, as tenants by the entireties, their assigns, the survivor of them,
and the heirs and assigns of the survivor, in fee simple,
all that lot or parcel of land situate, lying and being in the Third Election District
of Anne Arundel County, State of Maryland, and which is more particularly described as
follows, that is to say:

BEGINNING FOR THE SAME at a pipe previously set at the end of the first line of the
land described in the Deed from Thomas E. Biddison and Amy D. Biddison, his wife, to George
L. Hammerbacher, dated October 21, 1910, and recorded among the Land Records of Anne Arundel
County in Liber N, N, N, No. 4 folio 71; thence along a portion of the second line of said
land North 7 degrees 46 minutes West 21.07 feet to a pipe previously set; thence leaving said
second line and running along the center line of the public road leading to Cape Sable South
40 degrees 47 minutes East 461.55 feet to a pipe now set in the center line of said road;
thence leaving said road and running for a division line through the larger tract of which
this is a part the following two courses and distances, to wit: (1) South 19 degrees 36 minutes
West 304.14 feet to a pipe now set, and (2) North 02 degrees 44 minutes 40 seconds West 66.83
feet to a monument previously set in the first line of the land described in the above men-
tioned Deed; thence along a portion of said first line North 17 degrees 29 minutes 10 seconds
West 587.70 feet to the place of beginning; containing 1.944 acres, more or less, and being
also as shown on a Plat that is recorded with the belowmentioned Deed, said Plat being re-
corded in Liber G, T. C. No. 993 folio 422,

BEING the same property that was conveyed unto the said Grantors by Edmund G.
Hammerbacher and wife by a Deed dated January 11th., 1956, and recorded among the Land Records
of Anne Arundel County in Liber G, T. C. No. 993 folio 419,

TOGETHER WITH the use of the beach area and the foot path leading thereto as mentioned
and described in the foregoing Deed.

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PARADISE POST OFFICE
LAKE SHORE, MARYLAND

-1-

TOGETHER WITH the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, privileges, advantages and appurtenances to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the property above mentioned and described, and hereby intended to be conveyed, together with the rights, privileges, advantages and appurtenances thereto belonging or appertaining, unto and to the proper use and benefit of the said Arthur W. Heath, Jr., and Agnes Heath, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of the survivor, in fee simple, forever.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted; that they will warrant specially the same; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantors.

Test:

Gilbert C. Hammerbacher (SEAL)
Gilbert C. Hammerbacher

Hugh K. Holmes
Hugh K. Holmes, as to both

Edna Mae Hammerbacher (SEAL)
Edna Mae Hammerbacher

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, to wit:

I HEREBY CERTIFY, That on this 28th day of May, in the year One Thousand Nine Hundred Sixty before me, the subscriber, a Notary Public of the State of Maryland in and for Anne Arundel County aforesaid, personally appeared Gilbert C. Hammerbacher and Edna Mae Hammerbacher, his wife, the Grantors named in the foregoing Deed, and acknowledged the same to be their respective act and deed,

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal.

Hugh K. Holmes
Hugh K. Holmes, Notary Public.

My Commission expires May 1st., 1961

Rec'd for record 2 June 1961 at 12:23 PM

NO
STAMPS
REQUIRED.

993/419
NO TITLE EXAMINATION MADE.

THIS DEED, made this 11th day of January, in the year One Thousand Nine Hundred Fifty-Six, by and between EDMUND G. HAMMERBACHER and LILLIAN M. HAMMERBACHER, his wife, of Anne Arundel County, State of Maryland, of the first part; and GILBERT G. HAMMERBACHER and EDNA MEE HAMMERBACHER, his wife, of the County and State aforesaid, of the second part.

WHEREAS, Under and by virtue of the terms and provisions of a Deed from Hugh K. Holmes, Trustee, dated August 20th., 1955, and recorded among the Land Records of Anne Arundel County in Liber G. T. C. No. 958 folio 90, the said Edmund G. Hammerbacher and Lillian M. Hammerbacher, his wife, are the owners of the property hereinafter described, in such manner that they, the said Edmund G. Hammerbacher and Lillian M. Hammerbacher, his wife, are fully authorized and empowered by their own act and deed to sell, lease, mortgage, convey, or otherwise encumber the said property, as fully set forth in the above mentioned Deed; and,

WHEREAS, The said Edmund G. Hammerbacher and Lillian M. Hammerbacher, his wife, fully intend by the execution of this Instrument to fully and effectually exercise the said power to convey the said property hereinafter described.

NOW, THEREFORE, THIS DEED, WITNESSETH, That in consideration of the premises, and of the sum of Five Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Edmund G. Hammerbacher and Lillian M. Hammerbacher, his wife, acting in the exercise of the aforesaid power, do hereby grant and convey the property hereinafter mentioned and described unto the said Gilbert G. Hammerbacher and Edna Mee Hammerbacher, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of the survivor, in fee simple; the said property being that parcel of ground situate, lying, and being in the Third Election District of Anne Arundel County, State of Maryland, and which is more particularly described as follows, that is to say:

BEGINNING FOR THE SAME at a pipe previously set at the end of the first line of the land described in the Deed from Thomas E. Biddison and Amy D. Biddison, his wife, to George L. Hammerbacher, dated October 21, 1918, and recorded among the Land Records of Anne Arundel County in Liber K. N. W. No. 4, folio 71; thence along a portion of the second line of said land North 70

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PARADENA POST OFFICE
LAKE SHORE, MARYLAND

LIBER 393 ARTICLE

46' West 21.87 feet to a pipe previously set; thence leaving said second line and running along the center line of the public road leading to Cape Sable South 48° 47' East 461.55 feet to a pipe now set in the center line of said road; thence leaving said road and running for a division line through the larger tract of which this is a part the following two courses and distances, to wit: (1) South 19° 36' West 304.14 feet to a pipe now set, and (2) North 82° 44' 40" West 68.13 feet to a monument previously set in the first line of the land described in the above mentioned Deed; thence along a portion of said first line North 17° 29' 10" West 587.78 feet to the place of beginning. Containing 1.944 acres, more or less, and being also as shown on a Plat that is recorded herewith.

BEING a part of the same property that was granted unto the said Edmund G. Hammerbacher and Lillian M. Hammerbacher, his wife, as life tenants with full power of sale as aforesaid, by Hugh K. Holmes, Trustee, by a Deed dated August 20th., 1955, and recorded among the Land Records of Anne Arundel County in Liber G. T. C. No. 958 folio 90.

TOGETHER WITH the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, privileges, advantages, and appurtenances to the same belonging or in anywise appertaining.

TOGETHER WITH the right to use the beach area in front of the property owned by the Grantors in common with the Grantees, and together with the right to use the existing foot path over the property of the Grantors as a means of reaching the said beach area. The Grantors reserve the right to relocate the said foot path. The above rights are intended to be for the benefit of the Grantees named in this Deed, their heirs and assigns, exclusively, said rights to run with the land.

TO HAVE AND TO HOLD the property above mentioned and described, and hereby intended to be conveyed, together with the rights, privileges, advantages, and appurtenances thereto belonging or appertaining, unto and to the proper use and benefit of the said Gilbert G. Hammerbacher and Edna Mae Hammerbacher, his wife, as tenants by the entirety, their assigns, the survivor of them, and the heirs and assigns of the survivor, in fee simple, forever.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter, or thing whatsoever to encumber

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PARADISE POST OFFICE
LAKE SHORE, MARYLAND

the property hereby granted; that they will warrant specially the same, and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantors.

Test:

Edmund G. Hammerbacher (SEAL)
Edmund G. Hammerbacher

William M. Hammerbacher (SEAL)
William M. Hammerbacher

Hugh K. Holmes
Hugh K. Holmes, as to both

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, to wit:

I HEREBY CERTIFY, That on this 11th day of January, in the year One Thousand Nine Hundred Fifty-Six, before me, the subscriber, a Notary Public of the State of Maryland, in and for Anne Arundel County aforesaid, personally appeared Edmund G. Hammerbacher and William M. Hammerbacher, his wife, the Grantors named in the foregoing Deed, and acknowledged the same to be their respective act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal.

Hugh K. Holmes
Hugh K. Holmes, Notary Public

My Commission expires May 6th., 1957.

Rec'd for record Jan 12 1956, at 11:30 A.M.
Mailed to Hugh K. Holmes

LAW OFFICES OF
HUGH K. HOLMES
PARADISE POST OFFICE
LAKE SHORE, MARYLAND



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 **February 07, 2011** to the Contract of Sale dated _____, between Buyer _____ and Seller **Carolyn L Craig**, **Bruce Hammerbacher & Agnes Heath** for Property known as **266 Ferry Point Rd**.

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 smoke detectors will provide an alarm in the event of a power Outage; and
 - (x) **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.



Buyer _____

Seller *M.H. 2/8/11*
2/8/11
C.L.C. 02-04-11



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.

		<i>Bruce F. Hammarlund</i>	2/8/11
Buyer's Signature	Date	Seller's Signature	Date
		<i>Carolyn L. Craig</i>	02-24-11
Buyer's Signature	Date	Seller's Signature	Date
		<i>Kou Sullivan</i>	2/8/11
Agent's Signature	Date	Agent's Signature	Date

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MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 266 Ferry Point Rd,
Pasadena, MD, 21122-5113

Legal Description: IMPSLT 5 OR 2.974 ACRES 266 FERRY POINT RD HAMMERBACKER PROP

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, *Annotated Code of Maryland*, requires the owner of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner 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 owner. 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 owner to disclose information about latent defects in the property that the owner has actual knowledge of. The owner 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 OWNERS: 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 Owners and is based upon the actual knowledge of Owners as of the date noted. Disclosure by the Owners 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 Owners as to the condition of the property of which the Owners have no knowledge or other conditions of which the Owners have no actual knowledge.

How long have you owned the property? _____

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

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

Please indicate your actual knowledge with respect to the following:

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

Comments: _____

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

Comments: _____

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

Type of Roof: _____ Age _____

Comments: _____

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

Comments: _____

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

Comments: _____

Any defects (structural or otherwise)? Yes No Unknown

Comments: _____

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

Comments: _____

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

Comments: _____

Is the system in operating condition? Yes No Unknown

Comments: _____

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

Comments: _____

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

Comments: _____

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

Yes No Unknown

Comments: _____

Will the smoke detectors provide an alarm in the event of a power outage? Yes No Does Not Apply

Comments: _____

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

When was the system last pumped? Date _____ Unknown

Comments: _____

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

Comments: _____

Home water treatment system: Yes No Unknown

Comments: _____

Fire sprinkler system: Yes No Unknown Does Not Apply

Comments: _____

Are the systems in operating condition? Yes No Unknown

Comments: _____

11. Insulation:

In exterior walls? Yes No Unknown

In ceiling/attic? Yes No Unknown

In any other areas? Yes No Where? _____

Comments: _____

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

Yes No Unknown

Comments: _____

Are gutters and downspouts in good repair? Yes No Unknown

Comments: _____

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

Comments: _____

Any treatments or repairs? Yes No Unknown

Any warranties? Yes No Unknown

Comments: _____

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

If yes, specify below

Comments: _____

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property? Yes No Unknown

Comments: _____

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

If yes, specify below

Comments: _____

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

Comments: _____

18. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association? Yes No Unknown If yes, specify below

Comments: _____

19. Are there any other material defects, including latent defects, affecting the physical condition of the property? Yes No Unknown

Comments: _____

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

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

Owner _____

Date _____

Owner _____

Date _____

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

Purchaser _____

Date _____

Purchaser _____

Date _____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

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

Except for the latent defects listed below, the undersigned owner(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 owner(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.

The owner(s) has actual knowledge of the following latent defects: see attached deed for description of foot path on deed.

Owner Bruce L. Hammebeck
Agnes Heath

Date 2/8/11
2/8/11

Owner Carolyn L. Craig

Date 02-24-11

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 _____



...Expect More™

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards Sales

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

- (a) Presence of lead-based paint or lead-based paint hazards (check one below):
(b) Records and reports available to the lessor (check one below):

PURCHASER'S ACKNOWLEDGMENT (Initial)

- (c) Purchaser has received copies of all information listed above.
(d) Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.
(e) Purchaser has (check one below):

AGENT'S ACKNOWLEDGMENT

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

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

Handwritten signatures and dates for the first seller and agent.

Seller Date

Purchaser Date

Handwritten signature and date for the second seller.

Seller Date

Purchaser Date

Handwritten signature and date for the second agent.

Agent Date

Agent Date



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LEAD-BASED PAINT HAZARD LISTING AND SALE--NOTICE AND AGREEMENT
PROPERTY AGE DISCLOSURE

LEAD-BASED PAINT HAZARDS. Title X, Section 1018, the Residential Lead-Based Paint Hazard Reduction Act of 1992 (the Act), required the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the sale of residential real property.

The seller is required under the Act to provide the buyer(s) with a ten (10) day time period (or other mutually agreeable time period) for the buyer(s); at buyer(s) expense, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards unless the buyer(s) waives such assessment or inspection by indicating such waiver on the Lead-Based Paint Disclosure form.

A SELLER WHO FAILS TO GIVE THE REQUIRED LEAD-BASED PAINT DISCLOSURE FORM AND EPA PAMPHLET MAY BE LIABLE UNDER THE ACT FOR THREE TIMES THE AMOUNT OF DAMAGES AND MAY BE SUBJECT TO BOTH CIVIL AND CRIMINAL PENALTIES.

SELLER REPRESENTS AND WARRANTS TO BUYER, BROKER(S), BROKER(S)' AGENTS AND SUBAGENTS, INTENDING THAT THEY RELY UPON SUCH REPRESENTATION AND WARRANTY, THAT THE PROPERTY (Seller to initial ONE of the following):

C.C.C. [Signature] was constructed PRIOR to January 1, 1978, or
[Signature] was constructed AFTER January 1, 1978, or
[Signature] uncertain as to age of the Property

SELLER ACKNOWLEDGES RECEIPT OF THE FOLLOWING:

- (1) "EPA & HUD REAL ESTATE NOTIFICATION AND DISCLOSURE RULE" BROCHURE
(2) "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" BROCHURE
(3) "DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT/ LEAD-BASED PAINT HAZARDS"

Seller's Initials C.C.C. [Signature]

If the Property was constructed prior to January 1, 1978, or if the date of construction is uncertain, as indicated by Seller's initials above:

- Seller and Buyer mutually agree that the requirements of the Act shall apply to the sale of the Property.
• Seller and Buyer acknowledge that the real estate brokers and agents involved in the sale of the Property have no duty to ascertain or verify the date of construction and assume no such duty or responsibility.
• Seller and Buyer agree and represent and warrant, each unto the other, that no binding and enforceable contract shall be deemed to exist or to have been formed unless all of the requirements of the Act were fully satisfied and complied with prior to the execution of this Contract by Seller and Buyer.
• Seller and Buyer represent and warrant that each intended, as a material term of the offer and acceptance, that the requirements of the Act be fully complied with as an express condition of the formation of a binding and enforceable contract by and between the parties.

Seller and Buyer acknowledge by their signatures below that they have read and understand the provisions of this agreement.

[Signature] SELLER DATE 2/18/11

Carolyn L. Craig 02-24-11 SELLER DATE

[Signature] BUYER DATE 2/18/11
AGENT

BUYER DATE
266 Ferry Point Rd
Pasadena MD 21122-5113
PROPERTY ADDRESS

