

Honesty Integrity HardWork Professionalism



***BEAUTIFULLY RENOVATED BRICK COLONIAL & 3 BAY
GARAGE ON 9+-ACRES! NOTHING TO DO BUT MOVE INTO
THIS GEM OF A PROPERTY! BRING THE LIVESTOCK!***

17539 SNYDERS LANDING RD
SHARPSBURG, MD 21782



April 22, 2022

Dear Prospective Buyer,

Legacy Realty is pleased to have been chosen to offer you this property. Please take this opportunity to inspect the property today. For your convenience, I've enclosed the following information:

General Information
Aerial View
Tax Card Snip
Deeds
Draft Plat
Zoning
Seller's Property Disclosure
Conditions of Public Sale
How to Buy Real Estate at Auction
Methods of Payment
Financing Available

If you have any questions after reviewing this report, please don't hesitate to call me at any time.

Sincerely,

Matthew S. Hurley
Auctioneer and Appraiser

DISCLAIMER & ABSENCE OF WARRANTIES

All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the purchase agreement. Information contained in advertisements, information packet, estimated acreages, and marked boundaries are based upon the best information available to Hurley Auctions at the time of preparation & may not depict exact information on the property. **Each potential buyer is responsible for conducting his/her own independent inspection, investigations, and inquiries concerning the real estate. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by seller or the Auction Company.**



General Information

General Information: **BEAUTIFULLY RENOVATED BRICK COLONIAL W/3-BAY GARAGE & 9 ACRES TO ROAM!** Beautiful farmette/homesite located on the outskirts of in historic Sharpsburg just minutes away from the C&O Canal, Antietam Battlefield & local interests! Meticulously renovated, this solid brick home features 3 Bedrooms, 2 full baths, equipped kitchen, Living Room, Dining Room, & beautiful wood floors throughout; Large side & rear porches to relax & to watch the world go by! 3-Bay 38x26 detached heated garage w/epoxy floor & separate storage loft above & equipment shed/carport gives plenty of room to store your toys! Bring the livestock! 7-8+- acres of partially fenced pasture w/water. Nothing to do but move into this gem of a property!

Closing Location: As agreed upon by the buyer and seller.

Buyer possession: Buyer will have immediate possession upon closing.

This home has the following features:

- Primary Bedroom (wood flooring): 12.5x22.5; 2nd level
- Bedroom 2 (wood flooring): 12.5x9; 2nd level; cedar closet
- Bedroom 3 (wood flooring): 12.5x10; 2nd level
- 2 Full Baths:
 - 7x7; tub shower; 2nd level
 - 3.5x8; shower stall; main level
- Living Room (wood flooring): 12.5x22.5
- Dining Room (wood flooring): 10.5x12; built in cabinet
- Kitchen (vinyl floor): 12x9; stove, refrigerator, microwave conveys
- Full unfinished basement:
 - Unfinished workshop area
 - Sump pump
- Laundry Hook-up: new Maytag washer and dryer convey w/home
- New water heater
- Connecting stair, and outside entrance
- Porches:
 - Front
 - Rear Covered: 12x15
 - Side Covered: 12x6
- 3-Car Detached Garage: 37x25
 - electric heating
 - 220 current
 - storage loft w/separate entrance
 - epoxy floor
- Equipment Shed
- New Water Softener
- New Roof within last 5 years-50-year Roof Shingles

Year House Built: Approximately 1956

Lot Size: Approximately 9.12+- acres *see Aerial and Draft Plat to follow

House Size: approximately 1,632 square feet

Location: Sharpsburg, Washington County, MD

Zoning: Call Washington County: 240-313-2469

Taxes: Approximately \$3,190.00 **Tax ID:** 2201006347



General Information

Utilities:

Water: Well **Sewer:** On Site Septic **Cooling & Heat:** 2 Zones- Heat Pump; also Boiler system

School District: Washington County Public School District—

Elementary: Sharpsburg Elementary

Middle & High: Boonsboro

Local Hospital: Meritus, Hagerstown MD; Frederick Health Hospital, Frederick MD; Jefferson Medical Center, Ranson WV

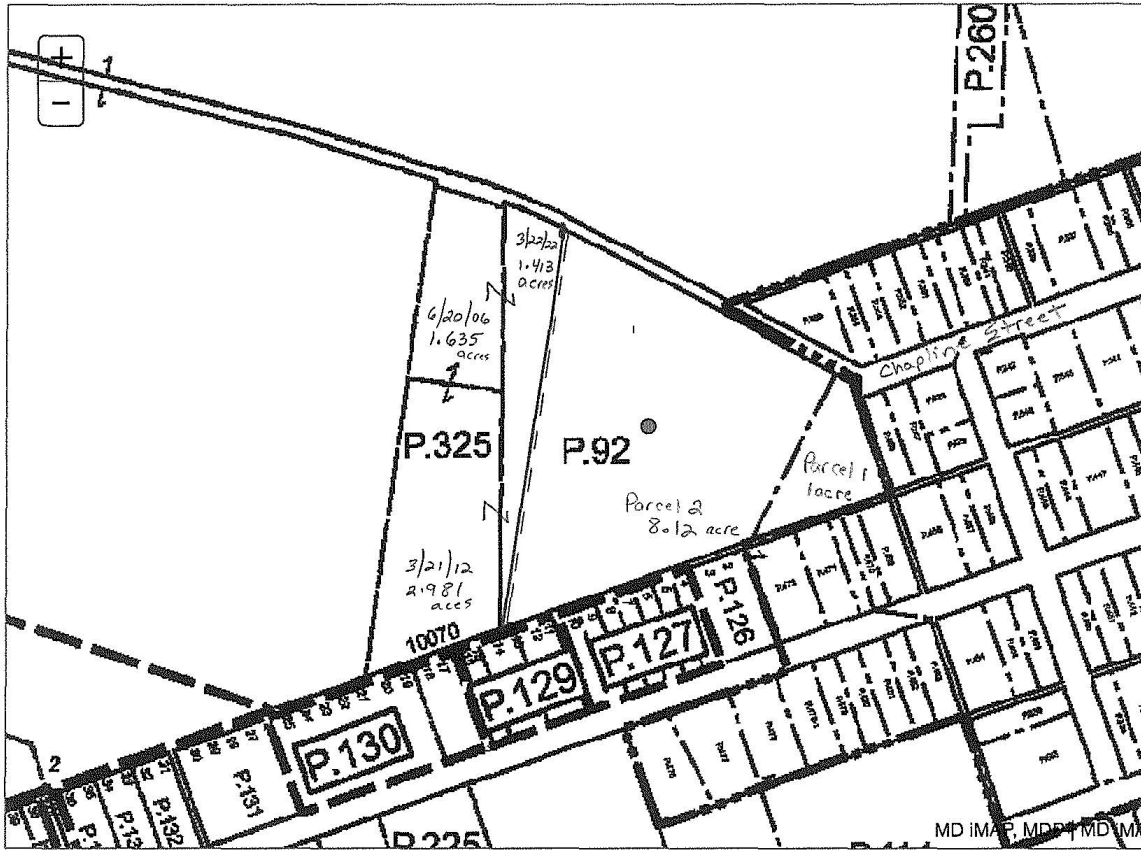
NOTE: There will be a correctory deed provided when available. We will be selling 9.12+-acres—the property consists of two parcels:

- 9.53+- acres on Deed dated 05/13/2014 Liber 4770, Folio 0474: "Parcel 2" parcel noted—sellers are retaining 1.413+-acres-(PLAT ATTACHED) Subdivision was just approved 3/22/22 (9.53-1.413=8.12+-acres)
- 1.0+-acre Triangular portion shown on Deed dated 2/9/1952 Liber 267, Folio 606 ("Parcel 1") was inadvertently omitted on current deed Liber 4770, Folio 0474; this is in the process of being completed; Deed Liber 267, Folio 606 included in packet for lot reference

Washington County

New Search (<https://sdat.dat.maryland.gov/RealProperty/>)

District: **01** Account Number: **006347**

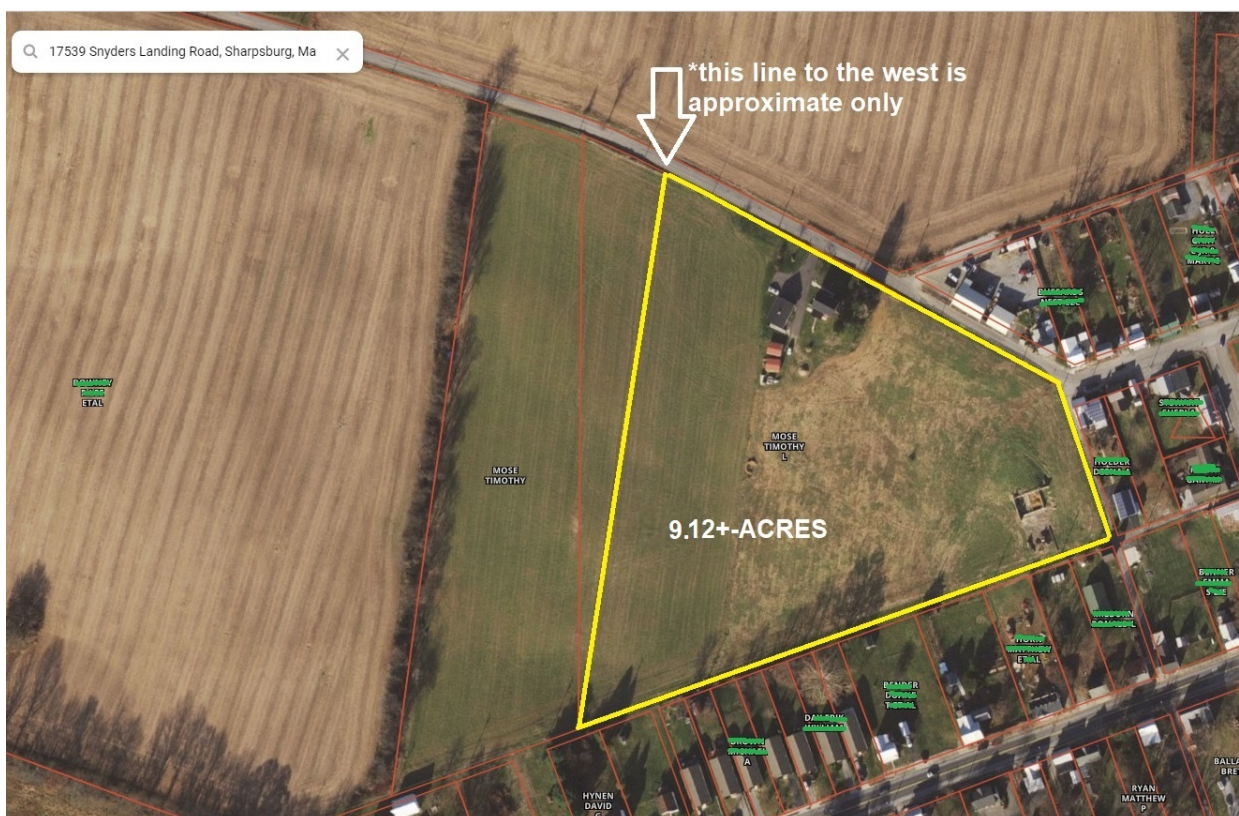


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The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).



Deed

BOOK: 6968 PAGE: 468

THIS CONFIRMATORY DEED is made this 30th day of March, 2022, by Timothy L. Mose and Melonie S. Mose, his wife, residents of Washington County, Maryland, hereinafter Grantors, and Timothy L. Mose and Melonie S. Mose, his wife, hereafter Grantees.

WHEREAS, on the 28th day of December, 2004, Ellen L. Keyfauver died; title to the hereinbelow described property thereafter vested in the Ellis L. Keyfauver, her husband, as surviving tenant by the entirety; and

WHEREAS, on the 17th day of January, 2013, Ellis L. Keyfauver, died, seized and possessed of the herein described property. Ellen Lillian Keyfauver, his wife, died on December 28, 2004,

WHEREAS, on the 28th day of February, 2013, Timothy L. Mose was appointed Personal Representative of the Estate of Ellis L. Keyfauver by the Orphans' Court for Washington County, Maryland, Estate No. 68246; and

WHEREAS, in the Last Will and Testament of Ellis L. Keyfauver, he did devise and bequeath the hereinbelow described property to Timothy L. Mose, who took his distribution together with his wife, Melonie S. Mose, and

WHEREAS, by Deed dated May 13, 2014, and recorded in Liber 4770, Folio 474 among the Land Records of Washington County, Maryland, Timothy L. Mose attempted to convey the hereinbelow described property, which was bequeathed to him, to himself and his wife, as aforesaid; however, the Deed of conveyance failed to include part of the bequeathed land, specifically described as Parcel 1, containing a one (1) acre tract, more or less, which was conveyed by Deed dated February 1, 1952, from Charles Mose and Mabel G. Mose, his wife, to the decedent; and

WHEREAS, the parties hereto hereby execute and record this Deed for the sole purpose of correcting the description of the property by adding the omitted Parcel 1.

NOW THEREFORE THIS CONFIRMATORY DEED WITNESSETH: That for and in **NO MONETARY CONSIDERATION**, but for the sole purpose of recording the correction recited above, we, the said **TIMOTHY L. MOSE and MELONIE S. MOSE**, his wife, do hereby grant and convey, and re-grant and re-convey unto **TIMOTHY L. MOSE and MELONIE S. MOSE**, his wife, in fee simple, all those tracts, lots or parcels of land, together with the improvements thereon, and all the rights, ways, privileges and appurtenances thereunto belonging on in anywise appertaining, situate, lying and being in the Sharpsburg Election District No. 1, Washington County, Maryland, and being more particularly described as follows:

Deed

PARCEL 1: BEING all that triangular parcel of land adjoining the Town of Sharpsburg, in said Washington County, Maryland, and BEGINNING at the intersection of the property now or formerly owned by Mrs. Salina Grayson with a public alley running North and South, said public alley being East of said land, and from that point, North 14 degrees West 18 perches to what is known as "The Warehouse Road"; [thence] from that point running South 31 degrees West 25 perches; [thence] from that point North 76 degrees West 18 perches to the place of beginning; CONTAINING one (1) acre of land, more or less, and being the same property that was conveyed from Elizabeth Grove, et al, to Charles Mose by Deed dated April 18, 1913, and recorded in Liber 141, Folio 559 among the Land Records of Washington County, Maryland.

PARCEL 2: ALL that tract or parcel of land lying and being in said Sharpsburg Election District, a short distance Northwest of the Town of Sharpsburg, and BEGINNING for the land hereby conveyed at a stake planted on the North margin of an alley running in the rear of a tier of lots fronting on Government Boulevard, said stake being on the side of said alley opposite from an alley between Lots 20 and 21, all of which are shown on a Plat of the "Plan of Addition to Sharpsburg developed by Lancelot Jacques, Sr." said Plat or Plan being recorded in Plat Record No. 1, Folio 143, among the Plat Records of Washington County, Maryland, and running thence from said stake or beginning point North 8 degrees 40 minutes East 1048.5 feet, more or less, to the middle of the public road leading from Sharpsburg to Grove's landing along the Chesapeake and Ohio Canal; thence running along the middle of said public road, South 71 degrees 56 minutes East 170 feet; thence still along the middle of said road South 61 degrees 30 minutes East 766 feet; thence leaving said road South 27 degrees 14 minutes West 390 feet to the Northeast corner formed by the intersection of an alley running East of Lot No. 1 on said Plat and the alley heretofore referred to as running North of the lots on Government Boulevard, and thence along the North margin of said alley South 71 degrees 30 minutes West 851 feet to the place of beginning; CONTAINING 14.15 acres of land, more or less, and being a portion of Parcel No. 2 in a Deed dated February 1, 1952, from Charles Mose and Mabel G. Mose, his wife, to Ellen Lillian Keyfauber and Ellis Lee Keyfauber, her husband, recorded in Liber 267, Folio 606 among the aforesaid Land Records.

SAVING AND EXCEPTING THEREFROM two parcels conveyed by Ellis Lee Keyfauber to Timothy Mose and Melonie Mose, his wife, by Deeds dated June 20, 2006, and recorded in Liber 3042, Folio 387 and March 21, 2012 and recorded in Liber 4251, Folio 310 among the aforesaid Land Records, which parcels are shown on the Plats recorded at Plat Folios 8634 and 10070 among the Plat Records of Washington County, Maryland, and said remaining land being 9.53 acres, more or less.

Deed

THE street address of the herein described properties is currently known and designated as 17539 Snyders Landing Road, Sharpsburg, Maryland 21782, and further identified as tax account number 01-006347.

BEING all of the same property, which was conveyed or intended to be conveyed from Timothy L. Mose, Personal Representative of the Estate of Ellis L. Keyfauber, to Timothy L. Mose and Melonie S. Mose, his wife, by Deed dated May 13, 2014, and recorded in Liber 4770, Folio 474 among the Land Records of Washington County, Maryland.

THE above-described property is conveyed subject to and together with any and all covenants, conditions, restrictions, reservations, easements, rights of way, and all matters of record applicable thereto, including but not limited to, those identified in the aforementioned Plats, and any and all other of record.

NO TITLE SEARCH CERTIFICATION:

THIS DEED was prepared without the benefit of a title examination which would disclose the status of title. The parties release Christopher Joliet, the scrivener of this Deed, from any and all loss, claim, damages, and/or liability resulting from a condition of title which might have been disclosed by a title examination of the property conveyed by this Deed.

AND we, the said Grantors, do hereby covenant that we will warrant specially the property hereby conveyed, and that we will execute such other and further assurances as may be requisite.

WITNESS the hands and seals of the parties hereto.

WITNESS:

Elsie Jane Cooley Timothy L. Mose (SEAL)
Timothy L. Mose, Grantee/Grantee

Elsie Jane Cooley Melonie S. Mose (SEAL)
Melonie S. Mose, Grantee/Grantee

ARTICLE 5C – "P" PRESERVATION DISTRICT⁶¹

Section 5C.0 Purpose

The purpose of this district is to prescribe a zoning category for those areas where, because of natural geographic factors and existing land uses, it is considered feasible and desirable to conserve open spaces, water supply sources, woodland areas, wildlife and other natural resources. This district includes the County's designated Rural Legacy Area, federal lands, state parks, state wildlife management areas, county parks, Edgemont Watershed, and most of the mountaintops and the Potomac River.

Section 5C.1 Principal Permitted Uses and Accessory Uses

See the Table of Land Uses [Section 3.3, Table No. 3.3(1)]

Section 5C.2 Special Exceptions

See the Table of Land Uses [Table No. 3.3(1)] and any other use the Board of Appeals finds is functionally similar to any permitted use or special exception listed in the table for this district. The Board of Appeals shall not grant any special exception that is inconsistent with the purpose set forth for this district.

Section 5C.3 Criteria

The maximum density in the Preservation zoning district shall be one (1) dwelling unit per thirty (30) acres of land owned minus the lot area taken off under section 5C.4.

Section 5C.4 Exemptions

- (a) Each parcel of land of sufficient size as of October 29, 2002, shall be permitted to subdivide up to three (3) lots, which may be increased to five (5) lots based on a sliding scale of one additional lot for each fifty (50) acres of land. The minimum lot size shall be the minimum lot size for the zoning of the property prior to the effective date of this amendment. Additional lots permitted under the zone will then be calculated on the remaining acreage based on one lot for every thirty (30) acres.
- (b) Additional exemptions are available for the preservation of historic properties listed on the County Inventory of Historic Sites, the National Register of Historic Places or the Maryland Historical Trust's Inventory of Historic Sites. A lot may be created around the existing historic site/structure along with two additional lots on the original parcel upon the owner requesting and the Board of County Commissioners approving the placement of an "HP" Historic Preservation District Overlay designation on the lot with the historical site or structure.

⁶¹

Revision 14, Article 5C added 7/26/05 (RZ-03-005)

Zoning

Section 5C.5 Residential Lot Size and Bulk Dimensions⁶²

	Lot Area	Lot Width	Lot Area/Family	Front Yard	Side Yard	Rear Yard	Height
Dwelling, Single Family	40,000 sq. ft.	100 ft.	40,000 sq. ft.	40 ft.	15 ft.	50 ft.	40 ft.
Dwelling, Two-Family	40,000 sq. ft.	100 ft.	20,000 sq. ft.	40 ft.	15 ft.	50 ft.	40 ft.
Dwelling, Semi-Detached**	20,000 sq. ft.	50 ft.	20,000 sq. ft.	40 ft.	15 ft.	50 ft.	40 ft.

** Semi-detached dwellings are special exception uses in this district and require Board of Zoning Appeals approval

Section 5C.6 Non-Residential Lot Size and Bulk Dimensions (not covered in Rural Business)^{63 64}

This section covers uses listed in the Table of Land Uses [Table No. 3.3(1)] that are principally permitted and that are not governed by the Rural Business floating zone.

	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard
Banquet/Reception Facilities	5 acres	300 ft.	50 ft.	100 ft.	50 ft.
Schools, Elementary	15 Acres	400 ft.	150 ft.	100 ft.	50 ft.
Schools, Middle	30 Acres	500 ft.	150 ft.	100 ft.	50 ft.
Schools, High	60 Acres	500 ft.	150 ft.	100 ft.	50 ft.
Churches	2 Acres	200 ft.	100 ft.	50 ft.	50 ft.
Other Principal Permitted or Conditional Uses	3 Acres	300 ft.	50 ft.	50 ft.	50 ft.

Section 5C.7 Special Provisions⁶⁵

1. New development adjacent to existing Industrial Mineral (IM) zoning district shall have a setback of 200 feet from all shared property lines.
2. Developments opting to use the clustering provision outlined in Article 22 Division VIII of this Ordinance may reduce side yard setbacks to a minimum of 15 feet from adjacent property lines created by the new development.
3. Side yard setbacks for residential use lots shall be minimum of 50 ft. for lots thirty (30) acres or greater in size.

⁶² Revision 16, Section 5C.5 amended 8/4/09 (RZ-09-001)

⁶³ Revision 15, Section 5C.6 amended 9/19/06 (RZ-06-007)

⁶⁴ Revision 18, Section 5C.6 amended 1/16/18 (RZ-07-007/ORD-208-13)

⁶⁵ Revision 16, Section 5C.7 amended 8/4/09 (RZ-09-001)

4. Side yard setbacks for residential use lots that are contiguous to parcels with permanent easements or parcels in areas designated as priority agricultural preservation areas or transferable development rights sending areas shall have minimum setbacks of 50 feet.
5. The Planning Commission may increase minimum setbacks up to 50 feet for properties adjacent to parcels that are being actively farmed or parcels with an Agricultural district designation.

ARTICLE 20A – "AO" ANTIETAM OVERLAY DISTRICT¹³¹

Section 20A.0 Purpose

The purpose of the Antietam Overlay District is to provide mechanisms for the protection of significant historic structures and land areas by requiring development and land subdivision to occur in a manner that 1) preserves the existing quality of the viewshed of the Antietam Battlefield, and 2) ensures that development of certain lands adjacent to the major roads which provide public access to the Antietam Battlefield (i.e., Maryland Routes 34 and 65) is compatible with the agricultural and historic character of the area. The "AO" District is an overlay zone meant to enhance, not substitute for the existing underlying zoning designation, which regulates land use.

Section 20A.1 Regulations

(a) Subdistricts Established and Areas Delineated

1. The Antietam Overlay District is comprised of these subdistricts: The Battlefield Buffer (AO-1), the Approach Zones (AO-2), and the Red Hill Area (AO-3).
2. Lands zoned AO-1 (Battlefield Buffer) and AO-3 (Red Hill Area) are situated within the Battlefield Foreground and Red Hill Middleground, respectively, of the Antietam Viewshed, as determined by the National Park Service and documented in its April 1988 technical study entitled Analysis of the Visible Landscape: Antietam. The boundaries of the AO-1 and AO-3 zones conform to property boundaries except where manmade or natural features provide suitable boundaries.
3. Lands zoned AO-2 (Approach Zones) are situated within 1000 feet of the centerline of certain road segments, and do not necessarily conform to property boundaries. The length of the AO-2 (Approach Zones) are as shown on the zoning maps.

Section 20A.2 AO-1 Battlefield Buffer Regulation

- (a) The regulations and criteria in this subsection are in addition to the conventional underlying zoning which regulates land use.
- (b) The following additional regulation shall apply:

The exterior appearance of all uses, unless otherwise exempted by County Ordinance, shall automatically be subject to the provisions of Article 20, Historic Preservation District, and Section 20.6.

¹³¹

Revision 14, Article 20A replaced in its entirety 7/26/05 (RZ-03-005)

Section 20A.3 AO-2 Approach Zone Regulations

- (a) The regulations and criteria in this subsection are in addition to the conventional underlying zoning which regulates land use.
- (b) The exterior appearance of all commercial and nonresidential uses excluding all farm structures shall be subject to the provisions of Article 20, Historic Preservation District, and Section 20.6.

Section 20A.4 AO-3 Red Hill Area

- (a) The regulations and criteria in this subsection are in addition to the conventional underlying zoning which regulates land use.
- (b) Prior to any tree cutting activity in the AO-3 Zone which is not associated with development of or construction on the property, a Forestry Management Plan, as prepared by Maryland Department of Natural Resources - Forest, Park and Wildlife Service, or a Registered Professional Forester and approved by the Forest, Park and Wildlife Service, must be submitted to the Planning Department. (The cutting of firewood and dead trees for personal use shall be permitted). Subsequent cutting of trees on the property shall be in accordance with the Forestry Management Plan. The plan will be kept on file with the Planning Department.

A declaration of intent shall be filed with the Planning Department for tree harvesting activities in accordance with the Washington County Forest Conservation Ordinance.

Unless exempt, all tree cutting relating to development of a property within the Antietam Overlay District shall be in accordance with an approved Forest Conservation Plan.

- 1. Tree removal, which is inconsistent with the Forestry Management Plan, is subject to the enforcement provisions included in Article 26 of the Ordinance with the exception that the offense shall not continue beyond the original cutting of each tree.
- 2. The property owner will be required to replace any trees cut inconsistently with the Forestry Management Plan with a similar or compatible variety.
- (c) The Zoning Administrator shall review applications for building permits, site plans and zoning certifications with respect to the cutting of trees, and may impose limitations on the number, location, and distribution of trees proposed for removal in order to minimize negative impact on viewshed quality. The Zoning Administrator shall use the guidelines in Section 20A.4(f) in deciding the disposition of the requested building permit, site plan or zoning certification.

- (d) The Board of Appeals shall review applications for variances, expansion of non-conforming uses, and special exceptions with respect to the cutting of trees, and may impose limitations on the number, location, and distribution of trees proposed for removal in order to minimize negative impact on viewshed quality. The Board of Appeals shall use the guidelines in Section 20A.4(f) in deciding the disposition of the requested variance, expansion of nonconforming use or special exception.
- (e) The Planning Commission shall review site plan and subdivision applications with respect to the cutting of trees, and may impose limitations on the number, location, and distribution of trees proposed for removal in order to minimize negative impact on viewshed quality. The Planning Commission shall use the guidelines in Section 20A.4(f) in deciding the disposition of the site plan or subdivision request.
- (f) All tree cutting activity which is done for the purpose of, or is related to, development of a property in the AO-3 Overlay District shall be subject to the following guidelines:
 - 1. During site development, minimum tree cutting is permitted to allow construction of an access and driveway, related parking areas, a dwelling, related accessory structures and required septic disposal system.
 - 2. Additional tree cutting on the site during development is permitted within 35' of the dwelling and related accessory structures.
 - 3. Where possible and practical, property owners are encouraged to maintain as much of the existing tree cover as possible within the 35 foot area to preserve the existing quality of the Antietam Battlefield Viewshed.
 - 4. Tree cutting on the remainder of the site, not covered in 1-3 above, is subject to the following requirements:
 - a. Prior to the cutting of trees on the remainder of the site, the property owner must have prepared by the Maryland Department of Natural Resources Forest, Park and Wildlife Service or a Registered Professional Forester and approved by the Forest, Park and Wildlife Service a Forest Management Plan, the goal of which is to preserve the quality of the Antietam Battlefield Viewshed. (The cutting of firewood and dead trees for personal use shall be permitted)
 - b. Cutting of trees outside the area measuring 35' from the dwelling as described in (2) above is permitted only according to the selection and timing contained in the Forestry Management Plan with the exception of (c) below.

- c. Any tree of a height, which has the potential to cause damage to the dwelling if it were to fall due to natural causes (disease or insect infestation, wind, lightning, erosion, etc.), may be removed.
- (g) Applications submitted for subdivisions, site plans, special exceptions, expansion of non-conforming use building permits, zoning certifications or variances on land zoned AO-3 shall be accompanied by scale drawings which indicate the locations of structures and the areas where trees are proposed for removal. Any other material, which would assist in determining the existing and proposed conditions of the subject site, may be submitted.
- (h) Tree removal, which is inconsistent with the standards specified above including the Forestry Management Plan, is subject to the enforcement provisions included in Article 26 of this Ordinance with the exception that the offense shall not continue beyond the original cutting of each tree.
- (i) The property owner will be required to replace any trees cut inconsistently with the Forestry Management Plan with a similar or compatible variety.

Section 20A.5 Establishment of "AO" Zone

An area may be zoned "AO" by request of the property owner or by comprehensive zoning, and only upon findings of fact by the County Commissioners that:

- (a) The area falls within the viewshed of Antietam Battlefield and that the exterior appearance of development in the area has significant potential to diminish the existing quality of the viewshed; or
- (b) The area falls within 1000 feet of the centerline of the segment of a major road which provides public access to Antietam Battlefield, and that the exterior appearance of development in the area has significant potential to detrimentally affect the public's use, enjoyment, and appreciation of the Antietam Battlefield, or may otherwise impair the integrity of the Battlefield.

Section 20A.6 Appeals

Decisions rendered under Article 20A may be appealed according to the guidelines of Article 25 - Board of Appeals.



Seller's Property Disclosure

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 17539 Snyder's Landing Rd Sharpsburg MD 21782
Legal Description: (Same as property)

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

NOTICE TO PURCHASERS: The information provided is the representation of the Sellers and is based upon the actual knowledge of Sellers as of the date noted. Disclosure by the Sellers is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.

How long have you owned the property? 8 yrs.

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

Water Supply	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Well	<input type="checkbox"/> Other _____
Sewage Disposal	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Septic System approved for <u>3</u> (# of bedrooms)	Other Type _____
Garbage Disposal	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Dishwasher	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Heating (two types)	<input checked="" type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric
Air Conditioning	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric
Hot Water	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric Capacity <u>50 gal.</u> Age <u>1 month</u>

Seller's Property Disclosure

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: shingles Age 5 1/2 yrs.
Comments: New plywood sheeting; 50yr Tamko Heritage Rustic Black
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 2014
Comments: Raisewell, new pressure + water softener; replace copper pipe
6. Heating Systems: Is heat supplied to all finished rooms? ☒ Yes ☐ No ☐ Unknown
Comments: _____
Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown
Comments: Baker system replaced 2007
7. Air Conditioning System: Is cooling supplied to all finished rooms? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply
Comments: 2015 heating / cooling
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: electric box replaced
- 8A. Will the smoke alarms provide an alarm in the event of a power outage? ☒ Yes ☐ No
Are the smoke alarms over 10 years old? ☐ Yes ☒ No
If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018? ☐ Yes ☒ No
Comments: _____
9. Septic Systems: Is the septic system functioning properly? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply
When was the system last pumped? Date 5/29/2014 ☐ Unknown
Comments: CR Semler
10. Water Supply: Any problem with water supply? ☐ Yes ☒ No ☐ Unknown
Comments: water tested - OK
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? Basement + garage
Comments: Basement - along exterior wall in ceiling; walls + ceiling / attic of garage
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: _____

Seller's Property Disclosure

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: First treatment 3/17/2005; 2nd treatment including new garage 8/10/2017

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

If yes, specify below

Comments: _____

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

☒ Yes ☐ No ☐ Unknown

Comments: _____

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

If yes, specify below

Comments: _____

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

Comments: Addition of porches and 3-car garage

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 seller(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Seller(s) Timothy J. Mose

Date 2-21-22

Seller(s) Melanie S. Mose

Date 2-21-22

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 _____



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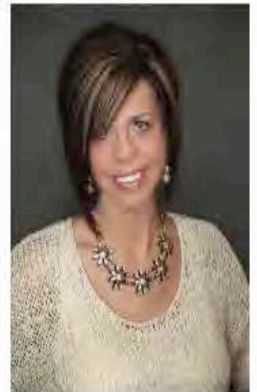
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