



Purchaser acknowledges that except as expressly stated in this Contract of Sale, there are no contingencies to Purchaser's obligation to purchase the Property pursuant to this Contract of Sale, including without limitation any financing contingency. The Seller makes no representations or warranties as to the condition of the Property or any improvements thereon and Purchaser acknowledges and agrees to purchase the Property in its "AS IS/WHERE IS" "WITH ALL FAULTS" condition and basis, subject to all easements, agreements, restrictions or covenants of record, zoning, and all laws, regulations, and governmental rules affecting same. The Purchaser agrees to waive the well yield and water chemical quality requirements under the Baltimore County Code. Purchaser assumes the risk of loss from and after the date of this Contract of Sale. All adjustments, including taxes, ground rent, all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, shall be adjusted for the current year to the date of this Contract of Sale and assumed thereafter by the Purchaser. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by Purchaser except where otherwise required by local, State or Federal law.

This Contract of Sale shall be governed by and construed under the laws of the State of Maryland, without regard to its conflict of laws provisions. This Contract of Sale shall be binding upon each party hereto and such party's heirs, legal representatives, successors and assigns and shall inure to the benefit of each party hereto and such party's heirs, legal representatives, successors and assigns. If any party to this Contract of Sale is made up of more than one person, then all such persons shall be included jointly and severally, even though the defined term for such party is used in the singular in this Contract of Sale. This Contract of Sale shall be construed without regard to any presumption or other rule requiring construction against the party causing this Contract of Sale to be drafted. Time is of the essence for all matters under this Contract of Sale.

This Contract of Sale may be executed in one or more counterparts, including by facsimile and email, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

Note: If any real property is transferred after January 1 and before the beginning of the next taxable year to a new owner, the new owner may submit a written appeal as to a value or classification on or before 60 days after the date of the transfer.

PROPERTY DISCLAIMER STATEMENT: Except for latent defects of which the Seller(s) has actual knowledge, the Seller(s) makes no representations or warranties as to the condition of the real property or any improvements on the real property; and the Purchaser(s) 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. The Purchaser(s) and Seller(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under Section 10-702 of the Maryland Real Property Article.



NOTICES AND DISCLAIMERS: Purchaser acknowledges that Federal, State, or local law may provide for certain notices and disclaimers with respect to the purchase of the Property. Due to the purchase of the Property at auction, except for the notices and disclaimers contained in this Contract of Sale, Purchaser hereby waives any and all requirements to include such notices and disclaimers in this Contract of Sale and releases, indemnifies, and holds Seller and Auctioneer harmless from making or including any such notices and disclaimers with respect to the Property. Purchaser shall solely be responsible for ensuring that it has satisfied itself with respect to the condition of the Property including, without limitation, any notice or disclosure that is required by applicable law. Purchaser hereby acknowledges that Purchaser is not relying on any notice or disclosure by Seller or Auctioneer, or the lack of any such notice or disclosure, with respect to the purchase of the Property. By purchasing the Property, Purchaser shall be deemed to have knowledge of any notice or disclosure required by applicable law.

NOTICE ON ZONES OF DEWATERING INFLUENCE

PURCHASER 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.

PURCHASER(S) HEREBY ACKNOWLEDGES THAT PURCHASER(S) IS AWARE THAT THE PROPERTY PURCHASER(S) INTENDS TO PURCHASE WILL BE SERVED BY A PRIVATE WATER SUPPLY SYSTEM AS A SOURCE OF DOMESTIC WATER, THAT WATER QUANTITY IS MOST IMPORTANT FOR RESIDENTIAL USE OF THE PROPERTY, THAT SECTIONS 34-2-104 AND 34-2-102(B) OF THE BALTIMORE COUNTY CODE REQUIRE SELLER(S) TO PROVIDE A WELL WITH A SUPPLY OF WATER MEETING CERTAIN MINIMUM WATER YIELD AND CHEMICAL QUALITY REQUIREMENTS, AND THAT A BUILDING PERMIT WILL NOT BE ISSUED FOR CONSTRUCTION OF A RESIDENCE ON ANY LOT NOT SERVED BY A PUBLIC OR COMMUNITY WATER SUPPLY SYSTEM UNLESS IT HAS A WELL WHICH MEETS THE REQUIRED MINIMUM WATER YIELD. NEVERTHELESS, PURCHASER(S) SPECIFICALLY ELECTS TO WAIVE THE REQUIREMENT THAT A WELL MUST BE PROVIDED WHICH SATISFIES THE YIELD AND CHEMICAL QUALITY STANDARDS OF THE BALTIMORE COUNTY CODE PRIOR TO SETTLEMENT AND/OR THE DATE OF CONVEYANCE TO PURCHASER(S) WHICHEVER SHALL FIRST OCCUR, AND PURCHASER(S) ELECTS TO ACCEPT

CONVEYANCE OF THE PROPERTY KNOWN AS 4301 WINDY HILL ROAD, BALTIMORE COUNTY, MARYLAND 21133, WITHOUT THE WELL YIELD AND CHEMICAL QUALITY TESTS AS PROVIDED BY LAW, AND KNOWINGLY AND VOLUNTARILY EXECUTE THIS WAIVER ON THIS 5TH DAY OF OCTOBER 2023.

WITNESS:
as to signatures and receipt of deposit

Signed:

Purchaser

DRAFT

(Seal)

A. J. Billig & Co., Auctioneers

DRAFT

Seller

DRAFT

(Seal)