



GARRETT COUNTY NOTICES AND DISCLOSURES

Seller(s): _____

Buyer(s): _____

Property Address: _____

MINERAL RIGHTS

Mineral Rights may include coal, oil, gas and other valuable resources (“Minerals”) under the surface. The Minerals associated with a property may be owned alongside the surface of the property or may be “severed” from the surface ownership by a deed, lease, or other agreement. A severance of the Mineral ownership might include all Mineral Rights, or be limited to certain specified Minerals. In the case of severed Mineral Rights, the owner of the Mineral Rights may also have the right to use the surface of the property for extraction, storage, and transportation. The rights of the owner of the Minerals to use the surface property is governed by any deeds, leases, or other agreements that severed the ownership as well as statutes and government regulations. Unless otherwise stated in the Contract of Sale, or previously transferred by deed, lease or other agreement, all Mineral Rights shall convey to the Buyer. Buyers and Sellers are encouraged to consult a legal professional concerning Mineral Rights or the potential to reclaim Mineral Rights under Maryland Law.

DRIVEWAY ENTRANCES

Permits for Driveway Entrances for properties adjacent to a public road can be granted through the Maryland State Highway Administration or the Garrett County Roads Department. If the property does not currently have a driveway entrance, contact the appropriate public agency to determine if the property is eligible for a driveway entrance permit. MSHA (410-545-0300) and/or Garrett County Roads (301-334-7488)

PUBLIC UTILITIES

Buyer of a property serviced by public water, public sewer, or other utilities, should contact the appropriate municipality to verify the amount of any existing utility debts, tap fees, connection charges, recurring charges, and corresponding impact fees. Many public water and sewer systems are serviced by the Garrett County Department of Public Utilities (301-334-6983).

DEEP CREEK LAKE

Buyer and Seller acknowledge a buffer strip use permit is required to place a dock or boat slip or other improvements in Deep Creek Lake or on the buffer strip. Buyer acknowledges that if the subject property qualifies for a buffer strip use permit, such permit terminates at settlement and a new permit application must be submitted after acquisition of the property by the Buyer. Buyer should also obtain written evidence from Lake Management describing any permit that the subject property qualifies for including any restrictions and/or specific arrangements that affect the use and enjoyment of the subject property. It is also recommended that Buyer have the Department of Natural Resources (DNR) inspect the condition of the property's buffer strip prior to settlement to determine if the property is in compliance with DNR regulations and permits. Operation of the power plant at Deep Creek Lake causes lake levels to vary throughout the year. Any questions or requests for information concerning the buffer strip or dock permits uses should be referred to Lake Management located at Deep Creek Lake State Park (301-387-4111).

