

RobinHoodWayAuction.com



3989 Robin Hood Way Sykesville MD 21784

SINGLE OWNER SPLIT LEVEL

1.18 acre lot 2,253 sqft
3 bedrooms 2.5 baths
Screened deck and paver patio
Well/septic and water softening system
Fireplace with Woodstove insert
Forced air AC and heat w/oil fuel
Convenient to Rt. 32 and Rt. 70

ONLINE AUCTION

Open now, closes:

Sun. Feb. 22 4pm

OPEN HOUSE DATES:

Sat. Feb 14 11-1pm

Wed. Feb 18 4-6pm



See full photo gallery at:

RobinHoodWayAuction.com

A Rare Opportunity in London Bridge Estates – Single-Owner Home!

For the first time since its construction in 1977, this meticulously maintained split-level residence at 3989 Robin Hood Way is available at auction. Set on a premier 1.18-acre lot, the property is framed by two majestic, mature Wye Oak trees in the front and backs to private woods for ultimate serenity. The main level features a generous foyer entry leading to 2 large living areas, including a cozy space anchored by a classic brick hearth with a wood stove. On the next level up, a large living room and formal dining room sits conveniently off the kitchen, perfect for hosting. All appliances (Range, Fridge, Dishwasher, Washer and Dryer) convey! Enjoy the breeze from the screened-in deck or relax on the paver patio overlooking the sprawling backyard and wooded backdrop. 3 bedrooms and 2 full baths upstairs. The large basement with high ceilings offers incredible potential for a gym, workshop, or future finished space. Equipped with a private well/septic, water softening system, oil furnace, central AC, and a functional storage shed. Property is being sold in strictly "As-Is" condition.



[View Video Tour online](#)

REAL ESTATE TERMS & CONDITIONS

(PAGE 1 OF 2)

1. BIDDER QUALIFICATION & VETTING

To ensure the integrity of this high-value auction, Wachter Auctions and Appraisals requires all participants to complete the following before being authorized to bid:

- **Proof of Funds:** Bidders must submit a signed letter from their financial institution confirming liquid funds of at least \$5,000 or a formal Letter of Guarantee.
- **Verification:** A representative from Wachter Auctions will conduct a vetting call with each registrant to verify identity and intent. We reserve the right to deny bidding access at our sole discretion.

2. AUCTION AUTHORITY & BUYER SELECTION

The highest qualified bidder shall be designated the Buyer. The Seller and Wachter Auctions reserve the right to:

- Reject any or all bids and adjourn or extend the sale at their discretion.
- Immediately reopen bidding should any dispute arise regarding a bid.
- **Pre-Auction Offers:** Wachter Auctions reserves the right to accept a pre-auction offer on behalf of the Seller and cancel or modify the auction at any time.

3. FINANCIAL TERMS & DEPOSIT

- **Buyer's Premium:** A premium of 10% shall be added to the high bid to establish the total Purchase Price.
- **Hand Money/Deposit:** A non-refundable deposit of \$5,000 is required immediately upon being struck down as the high bidder. Payment must be made via Cashier's Check, Certified Funds, or Wire Transfer. The total non-refundable deposit to be paid must equal 10% percent of the Purchase Price of the Property. A second payment for the balance of the final deposit must be made within five (5) business days via Cashier's Check, Certified Funds, or Wire Transfer. This deposit will be held in a non-interest-bearing escrow account by Wachter Auctions and Appraisals until settled.
- **Settlement:** The balance is due in full on or before the agreed settlement date. This sale is NOT contingent upon financing, appraisals or inspections.

4. TAXES, UTILITIES, & CLOSING COSTS

- **Pro-rations:** Taxes and utilities will be prorated to the date of settlement on a fiscal year basis.
- **Closing Costs:** Buyer pays all settlement and closing costs. Buyer is responsible for any additional local/state-stamps or fees.

5. CONDITION OF PROPERTY ("AS-IS")

- The Buyer acknowledges they are purchasing the property in its current state, with all faults.
- **Warranties:** Seller and Wachter Auctions and Appraisals make no warranties regarding structural systems (roof, HVAC, plumbing, etc.), environmental issues (Radon, Mold, Lead-Based Paint), or land improvements.
- **Due Diligence:** Bidding constitutes an acknowledgement that the Buyer has inspected the property or has waived their right to do so.
- **Fixtures:** All existing fixtures (lighting, built-in appliances, etc.) are included in the sale "As-Is" with no guarantee of functionality.

Continued on next page

REAL ESTATE TERMS & CONDITIONS (PAGE 2 OF 2)

6. TECHNOLOGY DISCLAIMER

Wachter Auctions and Appraisals may utilize third-party bidding platforms or services and is not liable for missed bids or errors due to technological failures, internet disruptions, or service provider issues.

7. FORCE MAJEURE

Wachter Auctions and Appraisals shall not be held liable for delays or inability to perform due to acts of God, war, government regulation, pandemic, natural disaster, or events beyond its control.

8. TITLE & RISK OF LOSS

- Title: Seller shall provide a good and marketable title, free of liens, subject to recorded easements and restrictions.
- Loss: Seller bears the risk of loss (fire/casualty) until settlement. If damage occurs prior to closing, Buyer may rescind the agreement.

9. DEFAULT & FORFEITURE

Time is of the essence. If the Buyer fails to comply with these terms, the Seller may retain all deposit monies as liquidated damages. This shall release both parties from further obligation, or the Seller may pursue other legal remedies at their election.

10. ESCROW DISPUTES

In the event of a dispute over the deposit, Wachter Auctions may hold the funds until a court order or written agreement is reached. Any party joining the Auctioneer in litigation over deposit funds shall be responsible for the Auctioneer's legal fees and costs.

11. FINAL PROVISIONS

- Survival: The provisions and covenants of this Agreement shall not merge into the deed but shall remain in full force and effect following the transfer of title.
- Electronic Execution: This agreement may be executed in counterparts and delivered via email or electronic transmission; such signatures shall be deemed as original and legally binding.
- Professional Collaboration: Buyer and Seller acknowledge and consent that Wachter Auctions and Appraisals may partner with affiliated entities or third-party firms to facilitate this transaction. This collaboration includes, but is not limited to, marketing, negotiation, execution of documents, sharing of resources, and the apportionment of professional fees.

12. THE WINNING BIDDER WILL BE REQUIRED TO EXECUTE THE WACHTER AUCTIONS AND APPRAISALS STANDARD CONTRACT OF SALE IMMEDIATELY FOLLOWING THE CLOSE OF BIDDING.

A. sample copy of the contract is available upon request for qualified bidders.

3989 Robin Hood Way Sykesville MD 21784



From I-70, take Exit 80 (MD-32 N) for 8 mi.
Turn left onto London Bridge Rd.
Follow 1.5 mi, then turn right onto Robin Hood Way.
3989 is on the left.

PROPERTY DISCLAIMER

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.

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.

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.

Does the seller(s) have actual knowledge of any latent defects? Yes No If yes, specify:

Seller Heather Melissa Allison, Personal Representative for the Estate of Herbert K. Allison Date 1/24/2026

Seller _____ Date _____

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 _____

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT

Maryland
REALTORS®

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Property Address: 3989 Robin Hood Way Sykesville, MD 21784

SELLER/LANDLORD REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (SELLER/LANDLORD TO INITIAL APPLICABLE LINE): He / _____ housing was constructed prior to 1978 OR _____ / _____ date of construction is uncertain.

FEDERAL LEAD WARNING STATEMENT: A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly. 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/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-based paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A tenant must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a buyer conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

Seller's/Landlord's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):
 (i) _____ / _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 (ii) He / _____ Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (initial (i) or (ii) below):
 (i) _____ / _____ Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 (ii) He / _____ Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Tenant's Acknowledgment (initial)

- (c) _____ / _____ Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.
 (d) _____ / _____ Buyer/Tenant has received the pamphlet Protect Your Family from Lead In Your Home.
(e) Buyer has (initial (i) or (ii) below):
 (i) _____ / _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 (ii) _____ / _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. 4852(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 they have provided is true and accurate.

Heather Madison Allison, Personal Representative for the Estate of Herbert K. Allison
 Seller/Landlord 1/24/2016 Date

 Buyer/Tenant Date

 Seller/Landlord Date

 Buyer/Tenant Date

Seller's/Landlord's Agent
 Jeremy M McDonough

 Date

Buyer's/Tenant's Agent

 Date



10/17



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LEAD PREVENTION DISCLOSURE

Maryland
REALTORS®

MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE

Property Address: 3989 Robin Hood Way Sykesville, MD 21784

MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE: Under the Maryland Lead Poisoning Prevention Program (the "Maryland Program"), any leased residential dwelling constructed prior to 1978 is required to be registered with the Maryland Department of the Environment (MDE). Detailed information regarding compliance requirements may be obtained at: <http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx>.

1. Seller hereby discloses that the Property was constructed prior to 1978.

AND

The Property _____ / _____ is or is / _____ is not registered in the Maryland Program (*Seller to initial applicable line*).

2. If the Property was constructed prior to 1978 and Buyer intends to lease the Property effective immediately following settlement or in the future, Buyer is required to register the Property with the Maryland Department of the Environment within thirty (30) days following the date of settlement or within thirty (30) days following the conversion of the Property to rental property as required by the Maryland Program. Buyer is responsible for full compliance under the Maryland Program, including but not limited to, registration; inspections; lead-paint risk reduction and abatement procedures; payment of all fees, costs and expenses; and the notice requirements to tenants.

3. If the Property is registered under the Maryland Program as indicated above, Seller further discloses to Buyer that an event as defined under the Maryland Program (including, but not limited to, notice of the existence of lead-based paint hazards or notice of elevated blood lead levels from a tenant or state, local or municipal health agency) (*Seller to initial applicable line*) _____ / _____ has; or _____ / _____ has not occurred, which obligates Seller to perform either the modified or full risk reduction treatment of the Property as required under the Maryland Program. If an event has occurred that obligates Seller to perform either the modified or full risk reduction treatment of the Property, Seller hereby discloses the scope of such treatment as follows:

If such event has occurred, Seller (*Seller to initial applicable line*) _____ / _____ will; OR _____ / _____ will not perform the required treatment prior to transfer of title of the Property to Buyer.

ACKNOWLEDGEMENT: Buyer acknowledges by Buyer's initials that Buyer has read and understands the above Paragraphs. _____ / _____ (**BUYER**)

CERTIFICATION OF ACCURACY: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Heather Melina Allison ^{Personal Representative for} Herbert K Allison
Seller _____ Date 1/24/2026 Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Seller's Agent _____ Date _____ Buyer's Agent _____ Date _____
Jeremy M McDonough

 

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Mr. Lator Realty, 2122 Linstead Road Parkville MD 21234 Phone: (443) 867-8811 Fax: _____
Jervey McDonough Produced with Lone Wolf Transactions (20Form Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwtf.com

DISCLOSURE OF INCLUSIONS/EXCLUSIONS

REALTORS®

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 1/23/2026 ■ ADDENDUM to Contract of Sale dated _____
between Buyer _____
and Seller _____
and Broker _____
for Property known as 3989 Robinhood Way Sykesville, Maryland 21784

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.**

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Alarm System | <input type="checkbox"/> Exist. WW Carpet | <input type="checkbox"/> Playground Equipment | <input type="checkbox"/> TV Antenna |
| <input checked="" type="checkbox"/> Ceiling Fan(s) # <u>6</u> | <input type="checkbox"/> Fireplace Screens/Doors | <input type="checkbox"/> Pool, Equipment & Cover | <input type="checkbox"/> Trash Compactor |
| <input type="checkbox"/> Central Vacuum | <input type="checkbox"/> Fireplace Equipment | <input checked="" type="checkbox"/> Refrigerator(s) # <u>1</u> | <input type="checkbox"/> Wall Mount TV Brackets |
| <input checked="" type="checkbox"/> Clothes Dryer | <input type="checkbox"/> Freezer | <input type="checkbox"/> w/ Ice Maker(s) # _____ | <input type="checkbox"/> Wall Oven(s) # _____ |
| <input checked="" type="checkbox"/> Clothes Washer | <input type="checkbox"/> Furnace Humidifier | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Water Filter |
| <input type="checkbox"/> Cooktop | <input type="checkbox"/> Garage Opener(s) # _____ | <input checked="" type="checkbox"/> Screens | <input checked="" type="checkbox"/> Water Softener |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Garage remote(s) # _____ | <input type="checkbox"/> Shades/Blinds | <input type="checkbox"/> Window A/C Unit(s) # _____ |
| <input type="checkbox"/> Drapery/Curtain Rods | <input type="checkbox"/> Garbage Disposal | <input checked="" type="checkbox"/> Storage Shed(s) # <u>1</u> | <input type="checkbox"/> Window Fan(s) # _____ |
| <input type="checkbox"/> Draperies/Curtains | <input type="checkbox"/> Hot Tub, Equipment & Cover | <input type="checkbox"/> Storm Doors | <input checked="" type="checkbox"/> Wood Stove |
| <input type="checkbox"/> Electronic Air Filter | <input type="checkbox"/> Intercom | <input type="checkbox"/> Storm Windows | |
| <input type="checkbox"/> Exhaust Fan(s) # _____ | <input type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Stove or Range | |

ADDITIONAL INCLUSIONS (SPECIFY): _____

ADDITIONAL EXCLUSIONS (SPECIFY): _____

2. LEASED ITEM(S) INCLUDED:

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> Fuel Tank(s) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Solar Panels | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Alarm System | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Water Treatment System | <input type="checkbox"/> Other _____ |

ADDITIONAL TERMS AND/OR INFORMATION REGARDING LEASED ITEM(S): _____

3. UTILITIES: WATER, SEWAGE, HEATING AND CENTRAL AIR CONDITIONING: (check all that apply)

- | | | | | | |
|-------------------|---------------------------------|--|---|------------------------------------|--------------------------------------|
| Water Supply: | <input type="checkbox"/> Public | <input checked="" type="checkbox"/> Well | | | |
| Sewage Disposal: | <input type="checkbox"/> Public | <input checked="" type="checkbox"/> Septic | | | |
| Heating: | <input type="checkbox"/> Gas | <input type="checkbox"/> Electric | <input checked="" type="checkbox"/> Oil | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Other _____ |
| Hot Water: | <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Oil | | <input type="checkbox"/> Other _____ |
| Air Conditioning: | <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric | | | <input type="checkbox"/> Other _____ |

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

Buyer Signature _____ Date _____
 Seller Signature Heather Melissa Allison, Personal Representative for the Estate of Herbert K. Allison Date 01/23/2026

Buyer Signature _____ Date _____
 Seller Signature _____ Date _____



ACCEPTABLE METHODS OF PAYMENT

The following terms apply to the payment of the deposit and the final purchase price:

Hand Money/Deposit: A non-refundable deposit of \$5,000 is required immediately upon being struck down as the high bidder. Payment must be made via Cashier's Check, Certified Funds, or Wire Transfer. The total non-refundable deposit to be paid must equal 10% percent of the Purchase Price of the Property. A second payment for the balance of the final deposit must be made within five (5) business days via Cashier's Check, Certified Funds, or Wire Transfer. This deposit will be held in a non-interest-bearing escrow account by Wachter Auctions and Appraisals until settled.

Buyer's Premium: A 10% Buyer's Premium will be added to the final bid price to establish the total contract purchase price.

No Financing Contingency: The contract is not contingent upon the availability of financing. The deposit made on auction day is non-refundable regardless of your ability to secure a loan.

Settlement: The Seller will not pay points, settlement costs, or provide any other financial assistance to the Buyer. It is the Buyer's responsibility to schedule the settlement with their preferred settlement company.

Possession: The Buyer will receive immediate possession of the property upon closing.

REFERRING AGENT COMPENSATION

THIS IS A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES

Wachter Auctions & Appraisals offers a referral fee of **1 %** of the Auction Hammer Price, after expenses if applicable, to Buyer's Agents who successfully register prospective buyers for auction properties while adhering to the guidelines outlined below.

- 1. PRE-AUCTION REGISTRATION:** Prospective buyers must be registered and accepted by Wachter Auctions & Appraisals at least 24 hours before the auction date.
- 2. PROPERTY SHOWING AND AUCTION ATTENDANCE:** The referring agent must show the property to the prospective buyer at a private showing or attend during Open Houses and accompany them at the auction (if live in person). If the prospective buyer attends an Open House *without* the referring agent or a representative of the Buyer's Agent, the referral fee will *not* apply.
- 3. COMMUNICATION RESPONSIBILITIES:** The Buyer's Agent must manage all communications with the buyer before the auction and handle any post-auction follow-ups.
- 4. REFERRAL FEE EXAMPLE:** For an auction with a sale price of \$100,000, the Buyer's Agent would receive a referral fee of \$1,000, provided no advertising or other expenses must be deducted first.
- 5. PROCURING CAUSE CONSIDERATIONS:**
 1. The agent must have directly informed the client of the upcoming sale. If the client learned of it beforehand, and the agent only reiterated the information, this does not qualify as procuring cause.
 2. If prospective buyers attend an Open House without the referring agent or an agent from the referring agency, the referral will not be honored.
 3. If prospective buyers contact the listing agent and/or Wachter Auctions & Appraisals with questions about the auction, they are ineligible.
 4. Adjacent or adjoining property owners are ineligible. Clients on the Wachter Auctions & Appraisals mailing or email list are ineligible. Any entity of which (or any affiliate of which) the referring agent is a principal, employee, or affiliate, or immediate family member is ineligible.
- 6. COMPLETION REQUIREMENT:** The registered client must close the transaction for the referral fee to be honored. If the contract is assigned to another party, the referral will not be honored. Note: Phone inquiries about auctions received at Wachter Auctions & Appraisals should be directed to the auctioneer conducting the sale. Answering a call or providing information to a prospective buyer does not qualify for a buyer referral fee.
- 7. CLAUSE:** Should the referring agent fail to meet any of the requirements outlined in this form, Wachter Auctions & Appraisals reserves the right, at its sole discretion, to deny the referral fee or to issue a reduced referral payment. In such instances, the referral payment will not be less than \$1,000 unless the calculated referral percentage results in a lesser amount.

Real estate agent agrees that he/she shall hold harmless and indemnify WACHTER AUCTIONS AND APPRAISALS, including its reasonable attorney's fees, from any and all claims with regard to such commission.

REFERRAL SUBMISSION FORM AUCTION/LISTING DETAILS:

Auction Date: _____ Showing Date: _____

Property Address: _____

PROSPECTIVE BUYER INFORMATION:

Name: _____ Signature: _____ Date: _____

REFERRING AGENT INFORMATION:

Name: _____ Signature: _____ Date: _____

ACCEPTANCE BY WACHTER AUCTIONS & APPRAISALS:

Signature: _____ Date: _____