

## Deed

(Consolidation pursuant to County Code § 17-2-106)

THIS DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_, (hereinafter called "Grantor"); and \_\_\_\_\_, (hereinafter called "Grantees").

WHEREAS, § 17-2-106 of the Anne Arundel County Code (2005, as amended) provides that a property owner may consolidate contiguous lots or parcels into one lot or parcel without going through the subdivision approval process, provided certain prerequisites are met; and

WHEREAS, the Grantor is the owner of contiguous lots or parcels, has satisfied all prerequisites of § 17-2-106, and by this deed intends to consolidate the lots or parcels into one lot or parcel pursuant to § 17-2-106 so that hereafter the consolidated lots or parcels shall be, for all purposes, one lot or parcel.

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the above premises and the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the Grantor does hereby grant(s) and convey(s) unto the Grantee, and to his/her personal representatives, successors, and assigns in fee simple, all those lots or parcels of land located in the \_\_\_\_\_ Assessment District of Anne Arundel County, Maryland, and being more particularly described on **Exhibit "A"** attached hereto and intended to be recorded herewith, with the specific intent to consolidate said lots or parcels into one lot or parcel for all purposes, pursuant to § 17-2-106 of the County Code.

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

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TO HAVE AND TO HOLD the land and premises described and mentioned, and hereby intended to be conveyed unto the proper use and benefit of the Grantee, his/her personal representatives, successors and assigns, forever, in fee simple.

AND the Property Owner does hereby specially warrant the property herein conveyed, and covenant that they have neither done, nor suffered to be done, anything, to encumber the property hereby conveyed, except as noted herein and that they will execute such other and further assurances of the same as may be requisite.

WITNESS the signatures of:

WITNESS:

GRANTOR:

\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

I HEREBY CERTIFY that this deed was prepared by an attorney licensed to practice in Maryland or by one of the parties to this instrument.

\_\_\_\_\_

\_\_\_\_\_  
Date

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STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_ TO WIT:

I HEREBY CERTIFY, that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
before the subscriber, a Notary Public in and for the State and County aforesaid,  
personally appeared \_\_\_\_\_, and acknowledged the foregoing Deed to be  
the act of said \_\_\_\_\_.

AS WITNESS my hand and seal notarial.

\_\_\_\_\_  
Notary Public

My commission expires:

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_ TO WIT:

I HEREBY CERTIFY, that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
before the subscriber, a Notary Public in and for the State and County aforesaid,  
personally appeared \_\_\_\_\_, and acknowledged the foregoing Deed to be  
the act of said \_\_\_\_\_.

AS WITNESS my hand and seal notarial.

\_\_\_\_\_  
Notary Public

My commission expires: