CERTIFICATE OF TITLE MUST BE FROM A TITLE COMPANY OR ATTORNEY AND BE ON OFFICIAL LETTERHEAD AND BE LESS THAN 6 MONTHS OLD AT TIME OF SUBMITTAL.

DRAFT

July 18, 2006

Director
Anne Arundel County
2664 Riva Road
Annapolis, MD 21401

Dear Sir/Madam:

CERTIFICATE OF TITLE

I hereby certify that I have carefully examined the title to the hereinafter described property and in my opinion, good and marketable fee simple title is vested in _____, free and clear of all liens and encumbrances, except as follows:

DESCRIPTION: All that lot, piece or parcel of land situate, lying and being in the _____ Assessment District of Anne Arundel County, Maryland, being more particularly described as follows:

(Subdivision Name, Lot Number, Section) said land being shown on Plat entitled _____ and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book _____, Pages _____.

Being all the same property described in a deed from _____ to _____, dated _____ and recorded among the Land Records of Anne Arundel County, Maryland in Liber _____, Folio _____.

MORTAGES AND/OR DEEDS OF TRUST: **(Please include the name(s) of the Trustee(s) under all Deeds of Trust and the Liber and Folio recording numbers)**

LIENS:

RESTRICTIONS:

RIGHTS OF WAY:

TAXES: (Need to verify that taxes have or have not been paid for current fiscal year)

This Title Certificate does not certify against any potential, but unrecorded liens or any state of facts which would be disclosed by a modern and accurate survey of the above and noted property.

Very Truly Yours,