

OTHER THAN THE COMPLETION OF BLANKS, DO NOT MAKE CHANGES TO THIS FORM.

THIS DEED OF ABANDONMENT AND PARTIAL RELEASE OF DEED OF EASEMENT AND AGREEMENT, made this ____ day of _____, 20__, between **Anne Arundel County, Maryland**, a body corporate and politic of the State of Maryland (“County”), Grantor, and _____ (“Property Owner”), Grantee;

WHEREAS, the County was given certain rights under a DEED OF EASEMENT AND AGREEMENT in order to create a forest conservation easement, dated _____, and recorded among the Land Records of Anne Arundel County, Maryland at Liber _____, folio _____ (the “Easement”); and

WHEREAS, the Property Owner acquired real property, a part of which is subject to the Easement, by deed dated _____, and recorded among the Land Records of Anne Arundel County, Maryland at liber _____, folio ____ (the “Property”); and

WHEREAS, § 17-6-307 (b) of the County Code provides that the County may abandon a forest conservation easement subject to certain conditions, and the Planning and Zoning Officer has determined that the conditions precedent to abandonment found in §17-6-307(b) have been satisfied;

NOW THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00), the receipt whereof is hereby acknowledged, the County abandons, releases, grants, and reconveys to the Property Owner, its successors and assigns, in perpetuity, that part of the Easement described as follows:

All that portion of the “Conservation Property in Areas _____ to be Removed” as described on Exhibit A and as depicted on Exhibit B hereto.

Being a part of the Property, as aforesaid.

TO HAVE AND TO HOLD unto the Property Owner, its successors and assigns, all for the purpose and intent that the estate, interest, easements and servitudes created under the Easement are terminated, extinguished, and no longer in force and effect, as to the Property. The terms of the Easement affecting the Property are hereby extinguished and the Easement is abandoned as to the Property.

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AS WITNESS the due execution hereof by the parties hereto.

ATTEST:

ANNE ARUNDEL COUNTY, MARYLAND

_____(SEAL)
) Jenny B. Dempsey, Planning and Zoning
Officer for Steuart Pittman, County Executive

WITNESS

GRANTEE:

By: _____ (SEAL)

APPROVED FOR FORM
AND LEGAL SUFFICIENCY

Office of Law

I HEREBY CERTIFY that this Abandonment of Easement was prepared by one of the parties to the instrument or by an attorney or under the supervision of an attorney.

Date

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STATE OF _____ COUNTY OF _____ TO WIT:

I HEREBY CERTIFY, that on this _____ day of _____, 20__, before me, the subscriber, a notary public in and for the State and County aforesaid, personally appeared **Jenny B. Dempsey, Planning and Zoning Officer for Anne Arundel County, Maryland**, on behalf of Steuart Pittman, County Executive, and acknowledged the foregoing to be her act.

WITNESS my hand and notarial seal.

Notary Public

My commission expires:

STATE OF _____ COUNTY OF _____ TO WIT:

I HEREBY CERTIFY, that on this _____ day of _____, 20__, before me, the subscriber, a notary public in and for the State and County aforesaid, personally appeared _____ (“Property Owner”) and acknowledged the foregoing to be his act.

WITNESS my hand and notarial seal.

Notary Public

My commission expires:

AFTER RECORDATION RETURN TO MS ___