

AFTER RECORDING, RETURN TO:

PARCEL ID:

Name:

Address:

STREET ADDRESS:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR THE CONSIDERATION OF \$ _____ and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, _____ and _____ [insert names of Grantors] of _____ [insert address] do hereby grant, sell, convey and warrant to _____ [insert name of Grantee] and _____ [insert name of Grantee] as joint tenants with rights of survivorship, the following land and property, together with all improvements located on the property, situate in the County of _____, State of Maryland:

[Give legal description of property]

Prior instrument reference: Book _____, Page _____, Document Number _____ of the Public Records of the District Recorder of _____ County, State of Maryland

This conveyance is made subject to all recorded covenants, restrictions, easements, reservations, agreements and rights-of-way applicable to the premises or any part thereof.

TO HAVE AND TO HOLD to the said Grantees their heirs and assigns forever, as joint tenants with right of survivorship, their heirs, personal representatives, executors and assigns forever; it being intended that the premises hereunto (unless the joint tenancy hereby created is severed or terminated during the lifetimes of the Grantees) in the event one Grantee herein survives the other, the entire interest therein shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

GRANTORS do for themselves and their heirs and assigns, hereby covenant to Grantees, their heirs and assigns that the Grantors are well seized of the above-described premises; have a good and indefeasible estate in fee simple; and have good right to bargain and sell the same in the manner aforesaid, and that the same is free and clear from all encumbrances whatsoever except easements, restrictions, reservations, conditions and other matters of record, taxes and assessments, both general and special, tenants in possession and zoning ordinances, and that the Grantors will forever warrant and defend the title to the said premises, with the appurtenances thereunto belonging, to Grantees and their successors and assigns, against all lawful claims and demands whatsoever except as aforesaid.

THIS IS A 2-PAGE FORM.