

Deed in Redemption of Ground Rent

THIS DEED, made this _____, day of _____, in the year 20____ by and between _____, the Grantor(s), and _____ the Grantee(s).

WHEREAS, the Grantor(s), whose address is _____, is the fee simple owner(s)/ground lease holder(s) of the Property known as _____ with a State Department of Assessments and Taxation property tax identification number of _____, and has collected the annual ground rent for _____ years without protest or dispute from any person.

WHEREAS, the Grantee(s), _____, whose address is _____, is the leasehold tenant(s) of the Property and has paid annual ground rent of \$_____.

WITNESSETH that in consideration of the ground rent redemption payment of \$_____, the receipt of which is hereby acknowledged, the Grantor(s) do/does hereby grant, convey and assign unto the Grantee(s) his/her/their personal representatives and assigns, in FEE SIMPLE, all that lot or parcel of ground situated and lying in _____, State of Maryland and described as follows:

TOGETHER with the improvements thereupon and the rights, alleys, ways, waters, easements, privileges and appurtenances thereto belonging or appertaining.

TO HAVE AND TO HOLD the property hereby conveyed and particularly the aforesaid rent payable out of the property and the reversion thereto, unto _____, Grantee(s), his/her/their personal representatives, heirs, and assigns, forever, in FEE SIMPLE; to the end and intent that annual ground rent and the reversion thereto may be forever merged and extinguished, the Grantee(s) herein being the owner of the leasehold interest estate in the Property described above.

AND the Grantor(s) hereby covenant that the Grantor(s) has not done or suffered to be done any act, matter or thing whatsoever to encumber the Property hereby conveyed; that the Grantor(s) will warrant specially the Property hereby granted, and that the Grantor (s) will execute such other and further assurances of the same as may be requisite.

SUBJECT however to all easements, restrictions, covenants, agreements, conditions, and other matters of record affecting the Property hereby granted or any part thereof.

WITNESS the hand and seal of the said Grantor(s).

_____(SEAL)
(Printed Name of Grantor) (Signature of Grantor)

_____(SEAL)
(Printed Name of Grantor) (Signature of Grantor)

_____(SEAL)
(Printed Name of Grantor) (Signature of Grantor)

Witness: _____ (Signature of Witness)

STATE OF MARYLAND, _____ COUNTY, to wit:

I HEREBY CERTIFY, that on this _____, day of _____, 20____, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared _____, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that the foregoing deed to be his/her/their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires _____

This instrument has been prepared by _____, one of the parties named in this instrument.

(Signature of Preparer)

Instructions for Preparing the Deed in Redemption of Ground Rent

Paragraph 1. Insert the day, month, and two-digit year of the date on which this deed is being prepared, the names of the Grantor(s) and the names of the Grantees.

Paragraph 2. Insert the full street address(es) of the (Grantor(s) along with the complete address of the property. The property tax identification can be found at Real Property Data Search <http://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>. Insert the number of years in number form, that the owner of the ground rent has collected the annual ground rent from you, the Grantee.

Paragraph 3. Insert the names of all Grantee(s) listed on your deed to the property along with the legal address of each party if different. Insert the number of years in number form, that the owner of the ground rent has collected the annual ground rent from you, the Grantee(s).

Paragraph 4. Insert the total amount paid for the redemption of the ground rent and the local jurisdiction (the county or Baltimore City) where the property is located.

Insert the legal description of your property. The best way to get an accurate legal description is to copy it verbatim from your deed. The legal description of your property typically looks something like this:

BEGINNING FOR THE SAME

Being

Being Also

End your description with a clause similar to “Being also the same lot of ground which by deed dated ____ and recorded in the land records of _____ in Liber (or Book) ____ Folio (or page) _____ was granted and assigned by _____ (names of all Grantors on deed) to _____, (names of all Grantees on deed), the Grantee(s) herein”.

Paragraph 5. No response required.

Paragraph 6. Insert the names of all Grantees listed on your deed to the property

Paragraph 7. No response required.

Paragraph 8. No response required.

- *Along with the signature of a witness, the Grantor(s) signs and prints name(s) where indicated (SEAL). Add additional lines for any additional Grantors.*
- *The notary section of the deed is where a Notary Public acknowledges that the person signing the deed is who they say they are. This section is completed by the Grantor(s).*
- *The preparer prints and signs name and can be any party to the deed, (Grantor or Grantee).*

Immediately file your deed in the land records of either Baltimore City or the county in which the land is located. After recording, request that the document be returned to the Grantee or the Grantee’s agent.