

[LAW FIRM LETTERHEAD]

Date

TO: Mayor and Council of the
Town of Mt. Airy, Maryland
110 South Main Street
P.O. Box 50
Mount Airy, Maryland 21771

TITLE CERTIFICATE

OWNERS: *[List Current Record Owners]* **DATE OF ACQUISITION:** _____

This is to certify that title has been examined for a period exceeding sixty (60) years to the hereinafter described parcel of land, as disclosed by the indices of the records of the Public Offices of *[Carroll/Frederick]* County relating to liens, encumbrances and conveyances, and upon the basis of such examination, the undersigned is of the opinion that as of 4:30 p.m. on _____, the Owners are the owners in fee simple of the following parcel of land located in the _____ Election District of *[Carroll/Frederick]* County:

Parcels to be Subdivided *[OR CONVEYED TO TOWN IF APPLICABLE]*:

[INSERT LEGAL DESCRIPTION OF PROPERTY TOGETHER WITH CURRENT DEED REFERENCE - ATTACH COPY OF DEED]

The above-noted parcel is generally referred to as account number _____ by the State Department of Assessments and Taxation.

SUBJECT, NEVERTHELESS, TO THE FOLLOWING EXCEPTIONS, LIENS AND ENCUMBRANCES:

1. Open mortgages, deeds of trust, financing statements or other similar instruments operating as a lien on the property including the following:

a. *[List all open mortgages, deeds of trust, financing statements or similar instruments and provide copies].*

2. Any grants, easements or rights of way heretofore given to public utilities or municipalities and private persons which may affect said real estate, including, but not limited to the following:

a. *[List all applicable right-of-way, easements, instruments, etc. together with*

recording reference and provide copies).

3. Rights or claims of the parties other than the reported owners in actual possession of any or all of the property and so much of the property which lies in the beds of *[list public streets or other areas of property subject to public rights]*.

4. Any state of facts which a modern and accurate survey of the property might reveal, including but not limited to the exact acreage of land contained in the tracts examined and any unrecorded easements, if any, on, above or below the surface, and any state of facts which an inspection of the property would reveal.

5. Easements for slopes, drainage, etc., of any governmental authority including the following:

a. *[List all applicable recorded instruments and provide copies]*.

6. No determination has been made concerning matters of zoning which might affect the herein described property.

7. Any matter which might be disclosed by an examination of the Federal District Court Records for the United States District Court for the District of Maryland.

8. Real estate taxes on Owner's property for the current fiscal year were paid for account number _____ on _____, 20__ in the amount of \$_____.

9. Subject to the legal operation and effect of the following instruments:

a. *[List all applicable recorded documents and provide copies]*

10. Subject to the General Notes, easements, building lines, rights-of-way, etc. as shown on the *[proposed/existing]* Plat for the property entitled "*[name of subdivision]*" which is *[recorded/intended to be recorded]* among the Land Records of *[Carroll/Frederick]* County. [If already recorded, provide recording reference and copy of plat].

11. The liability of the issuer of this Title Certificate shall not exceed \$10,000.00 and shall run solely and exclusively to The Town of Mt. Airy, Maryland, a municipal corporation.

[LAW FIRM NAME]

BY: _____
TITLE: _____