

**Deed in Redemption of Ground Rent**

THIS DEED, made this 15th, 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(s) that the Grantor(s) has/have 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.

**Instructions for Preparing the Deed**

1. Insert the day, month, and two-digit year of the date on which you are preparing this deed. Insert the actual amount of money paid for the ground rent redemption. In the parentheses, write the amount in number form.

2. Insert the full street address(es) of the seller(s) (Grantor(s)) along with the complete address of the property. The property tax ID can be found at Real Property Data Search.

3. Insert the names of all Grantees listed on your deed to the house along with the legal address(es). Insert the annual ground rent amount in number form.

4. Insert the total amount paid for the redemption of the ground rent. Insert 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”.*

5. Along with the signature of a witness, the Grantor(s) (seller(s)) signs and prints name(s) where indicated (SEAL). Add additional lines for any additional Grantors.

6. 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 seller (Grantor(s)).

7. 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.**