

**DEED**

THIS DEED made and delivered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by and between \_\_\_\_\_, GRANTOR, and Cecil  
County Government a Maryland body politic, GRANTEE.

WHEREAS, Grantor is in the process of subdividing the property of Grantor  
pursuant to the Zoning Code and Subdivision Regulations of Cecil County.

WHEREAS, in order to obtain approval for said subdivision, Cecil County has  
required that certain property be dedicated to the County along the road frontage of the  
property for the purpose of widening the existing county road and/or providing for  
stormwater management and/or utilities within said area.

NOW, THEREFORE, in consideration of the above, and of the approval of the  
subdivision of the Grantor of the property of the Grantor of which this property is a  
portion, Grantor hereby grants and conveys unto Grantee, Cecil County Government, in  
fee simple, that property shown on the subdivision plat of Grantor entitled

\_\_\_\_\_  
,which plat or plats is recorded among the Land Records of Cecil County in Plat Cabinet  
P.C. NO. \_\_\_\_\_, folio \_\_\_\_\_ designated on said plats as

\_\_\_\_\_  
BEING part of the property conveyed unto the Grantor by deed of  
\_\_\_\_\_ dated the \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_, and recorded among the Land Records of Cecil County in Liber  
\_\_\_\_\_, folio \_\_\_\_\_.

TOGETHER WITH all the rights, ways, privileges, appurtenances and  
advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted and hereby conveyed parcel of land  
unto the Cecil County Government, a Maryland body politic, its successors and assigns,  
forever, in fee simple, to be used as a public street, and for installation and maintenance  
of stormwater management facilities and of private and public utilities.

AND the said Grantor hereby covenants that it has not done or suffered to be  
done any act, matter or thing whatsoever to encumber the property hereby conveyed;  
that it will warrant specially the property hereby conveyed and agrees to execute such  
other and further assurances of same as from time to time may be requisite.

AS WITNESS the hand and seal of the above Grantor.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Grantor (SEAL)

STATE OF MARYLAND, COUNTY OF CECIL, 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 \_\_\_\_\_ (Grantor or the duly authorized agent of Grantor) and he/she acknowledged the foregoing Deed to be his/her act and deed.

AS WITNESS my hand and Notarial seal the day and year first herein written.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

Cecil County Government hereby accept this Deed of Declaration this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ as evidenced by the signature set forth below.

Cecil County Government

\_\_\_\_\_  
ATTEST

By \_\_\_\_\_  
County Executive

In accordance with the Real Property Section 3-104(f), this is to certify that the foregoing instrument was prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

\_\_\_\_\_  
County Attorney

DET/pda  
3-2003G-13C  
N:/BTEPA/DET/COUNTY/deed.form.wpd  
REVISED: 12/3/2012

**EASEMENT**

THIS DEED OF EASEMENT made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
by and between \_\_\_\_\_, GRANTOR, and Cecil  
County Government, a Maryland body politic, GRANTEE.

WHEREAS, Grantors are the owners in fee simple of all that lot or parcel of land  
shown on a subdivision plat entitled “ \_\_\_\_\_ ”, as  
recorded among the Land Records of Cecil County in Plat Cabinet P.C. No. \_\_\_\_\_, folio  
\_\_\_\_\_, and as evidenced by a Deed recorded among the Land Records of Cecil  
County in Liber \_\_\_\_\_, folio \_\_\_\_\_; and

WHEREAS, as a condition of approval of the above subdivision, and pursuant to  
the Cecil County Zoning Code and Subdivision Regulations, Grantor has been required  
to grant unto the Grantee a road widening and utility easement, a 30 feet in width, upon,  
over, across and under Grantor’s above property as shown on said plat adjoining and  
running with the County public roads, shown on the above plat as (road widening and  
utility easement) for the purposes of constructing, make improvements to, widening and  
repairing Cecil County public roads as shown on such plat and any other public road,  
now or in the future, previously dedicated or intended to be dedicated to the County;  
and laying, repairing and maintaining of water, sewage, gas, storm drainage mains,  
storm drainage improvements, stormwater ditches, and other public utility lines, pipes  
and improvements; and the installation of electric, cable, telephone, and other public  
utility wires and improvements.

NOW, THEREFORE, in consideration of the above and of the approval of the  
above subdivision, Grantors do hereby grant and convey unto Cecil County  
Government, Grantee, its successors and assigns, the aforesaid road widening and  
utility easement, 30 feet in width, upon, over, across, and under Grantor’s above  
property as shown on the aforesaid plat adjoining and running with county public roads  
as shown on said plat for the purposes herein stated. Grantee agrees that, if said  
easement is to be used, and, as a result of said use, any improvements on said  
property of Grantor such as fences or portions of buildings are located on said  
easement, Grantor shall move said improvements to a location on the adjacent property  
in close proximity to the previous location of said improvements at the sole expense of  
Grantee. Grantor hereby grants Grantee the right to move such improvements and  
waives any other claim for damages or remuneration as a result of the movement of  
said improvements.

\_\_\_\_\_  
Witness

\_\_\_\_\_ (SEAL)  
Grantor

STATE OF MARYLAND, COUNTY OF CECIL, 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 \_\_\_\_\_ (Grantor or the duly authorized agent of Grantor) and he/she acknowledged the foregoing Deed to be his/her act and deed.

AS WITNESS my hand and Notarial seal the day and year first herein written.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

Cecil County Government hereby accept this Deed of Declaration this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ as evidenced by the signature set forth below.

Cecil County Government

\_\_\_\_\_  
ATTEST

By \_\_\_\_\_  
County Executive

In accordance with the Real Property Section 3-104(f), this is to certify that the foregoing instrument was prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

\_\_\_\_\_  
County Attorney

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