

Prepared By and After Recording Return to:
Send Tax Statements to Grantee (Name and Address):

-----Above This Line Reserved For Official Use Only-----

GIFT DEED

FOR CONSIDERATION of the love and affection which _____, an individual, hereinafter Grantor, bears unto _____, Grantor does by these presents hereby GRANT and CONVEY unto _____ and _____, hereinafter referred to as Grantees, as joint tenants with right of survivorship and not as tenants in common, the following lands and property, together with all improvements located thereon, situated in the County of _____, State of Maryland, to-wit:

INSERT DESCRIPTION OR ATTACH AS EXHIBIT

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Grantees, and to its successors and assigns, forever; Grantor hereby covenanting that said premises are free and clear of any encumbrances and that Grantor and the successors, executors, and administrators of Grantor shall and will warrant and defend the title to the premises, unto the said Grantee, and to the successors and assigns of Grantee, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said _____
has hereunto set Grantor's hand this _____ Day of _____, 20_____.

Witness _____
Signature _____

Witness _____
Print Name _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for said county and state, on
this _____ day of _____, 20_____, the within named _____, known to
me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument and
who acknowledges that he/she (strike one) executed the same for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: _____

CERTIFICATION OF PREPARATION

THIS IS TO CERTIFY that the within instrument has been prepared by, or under the supervision of the
undersigned Maryland attorney, or if no attorney, prepared by the undersigned, a party to this
instrument.

Signature

Grantor(s) Name, Address and phone:

Grantee(s) Name, Address and Phone:
