

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.

