

SAMPLE DEED OF EASEMENT AGREEMENT

THIS DEED OF EASEMENTS, is made this _____ day of _____, 200__, by _____, hereafter called the "Grantor";

WHEREAS, _____, is the fee simple title holder to all that property entitled "_____", Block _____, _____, made by _____, dated _____, 200__ and revised _____, 200__ and recorded among the Land Records of Wicomico County, Maryland, in Plat Cabinet M.S.B. No. _____, Folios _____, and by these presents desires to convey unto the City of Salisbury utility easements as set forty herein.

WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of ZERO DOLLARS (\$0.00) AND NO TAXABLE CONSIDERATION, and other good and sufficient considerations, the receipt of which is hereby acknowledged, the undersigned Grantor hereby grants and conveys unto the City of Salisbury, a Municipal Corporation of the State of Maryland, its successors and assigns, hereinafter called "Grantee", a permanent and perpetual utility easement for the purpose of City of Salisbury owned utilities, such as but not limited to, portions of the public water distribution system, public wastewater collection system, stormwater drainage system, street lighting and roadway appurtenances. The land subject to this Easement is located in the City of Salisbury, _____ Election District, Wicomico County, Maryland, and is more particularly shown and designated as (a) a ten (10) foot City of Salisbury Utility Easement running parallel to both sides of _____, (b) a twenty (20) foot City of Salisbury Utility Easement extending ten (10) feet on both sides of the property lines dividing Lots _____ and _____ and Lots _____ and _____, from the front of the lots to Phase One; (c) City of Salisbury Utility Easement located on the eastern corner of Lot _____; all as set forth in a certain plat entitled "Final Subdivision Plat – Block _____, The" _____, prepared by _____, dated _____, _____ 200__, and recorded among the Land Records of Wicomico County, State of Maryland, in Plat Cabinet M.S.B. No. _____, Folio _____.

REFERENCE to said deed, plat, and to preceding deeds of the property hereby conveyed and to the references therein contained is hereby made a part hereof as if herein fully set forth.

TOGETHER with the right of ingress, egress, and regress over the property of the Grantor for the purpose of necessary construction, repair, maintenance, and inspections and/or removal of the aforesaid facilities, provided, however, that the Grantee shall restore the surface of the owner's property to its original condition upon completion of the said construction, repair, inspection and/or removal.

AND the Grantor further covenants with the Grantee that it will not construct any structural improvements on the easement area hereby conveyed, except for surface improvements only, without prior written consent of the Grantee herein.

TO HAVE AND TO HOLD for the same purposes aforesaid unto the City of Salisbury, a Municipal Corporation of the State of Maryland, its successors, and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused this Deed of Easement to be executed and delivered by its President, being authorized so to do, as the act and deed of the Corporation, the and year first above written.

WITNESS/ATTEST:

PRINTED NAME OF COPORATION

By: _____
PRINTED NAME AND TITLE – (Grantor)

STATE OF MARYLAND, COUNTY OF WICIMICO:

I HEREBY CERTIFY on this _____ day of _____, 200__, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _

Who acknowledged himself to be the President of _____, described in the foregoing Deed of Easement; and he, as such President, being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as the President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal

My Commission Expires

Notary Public

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Attorney Name

Date: _____