




**PLANNING COMMISSION  
STAFF MEMORANDUM**

MEMO TO: All Engineers/Surveyors

MEMO FROM: Yolanda Hipski, AICP,   
Planning Commission Administrator

DATE: October 5, 2011

RE: Widening strip deeds

Per John Norris III, the County Attorney, all deeds conveying real property to the Board of County Commissioners (BOCC) will need the following wording in the grant of a general warranty to the County in lieu of the special warranty that is prevalent in most deeds that have been reviewed recently, "and the said party of the first part covenants that he (she, they or it, as appropriate) will warrant generally the property hereby granted." This wording comes from the Real Property Article, Section 2-105 of the Maryland Annotated Code. Also, all deeds conveying real property to the BOCC must be accompanied by a Certificate of Title that need only assure the County that the property being transferred to the County is not encumbered by any lien, license, easement, servitude, declaration or covenant of record that would restrict the County's title or use of the property conveyed.

This requirement is effective immediately. A revised checklist will follow shortly.

YAH/OV

cc: John Norris III  
file: T:/PlanningCommission/MEMORANDUM/Surveyors/wideningstrip