

**SAMPLE**

Name, Address & Phone # of Law Firm

PRELIMINARY TITLE REPORT for the exclusive use and benefit of:

**OR**

FINAL TITLE REPORT for the exclusive use and benefit of:

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND , a body corporate

The undersigned certifies that according to the pertinent records as indexed by the Cott System in the Office of the Clerk of the Circuit Court for Charles County, Maryland from 60 years past, to the date hereof, title to the following described property:

See Exhibit A attached hereto and made a part hereof.

Is vested in: \_\_\_\_\_

SUBJECT TO: MORTGAGES OR DEEDS OF TRUST:

Deed of Trust dated \_\_\_\_\_, \_\_, \_\_\_\_\_, recorded among the Land Records of Charles County Maryland, in Liber \_\_\_\_, Folio \_\_\_\_\_, securing \_\_\_\_\_ Corporation and \_\_\_\_\_ Safe Deposit & Trust Co. in the original principal sum of \$ \_\_\_\_\_.

**Note:** You must include the names of all Trustees for each Deed of Trust, or provide a copy of each Deed of Trust.

**Note:** If the Property Owner is not an individual (Corporation, LLC etc.), please provide evidence with the Preliminary Title Report that the signing individual on the documents submitted is authorized to sign on behalf of the Corporation, LLC etc.

OTHER ENCUMBRANCES:

1. Covenants, conditions and restrictions as recorded in Liber \_\_\_\_\_, Folio \_\_\_\_\_, Liber \_\_\_\_\_, Folio \_\_\_\_\_, Liber \_\_\_\_\_, Folio \_\_\_\_\_ annexes to Liber \_\_\_\_\_, Folio \_\_\_\_\_.
2. Rights of way to Southern Maryland Electric Cooperative, Inc. as recorded in Liber \_\_\_\_\_, Folio \_\_\_\_\_, Liber \_\_\_\_\_, Folio \_\_\_\_\_ and Liber \_\_\_\_\_, Folio \_\_\_\_\_.
3. Agreements with County Commissioners as recorded in Liber \_\_\_\_\_, Folio \_\_\_\_\_.
4. Taxes are paid through \_\_\_\_\_, 20\_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Name of Law Firm  
Signature and Printed Name of Attorney  
Licensed to practice law in the State of Maryland

**(Attorney: Must include the following.)**

Election District: \_\_\_\_\_  
Property Tax ID# \_\_\_\_\_  
Deed Liber/Folio#: \_\_\_\_\_  
Tax Map#: \_\_\_\_\_  
Parcel #: \_\_\_\_\_  
Subdivision Name & Lot #: \_\_\_\_\_