

[insert date]

Kathy L. Mitchell, Senior Assistant County Attorney
Frederick County, Maryland
Winchester Hall
12 E. Church Street
Frederick, MD 21701

RE: Deed of Easement [*or whatever the document is*]
Lands of [insert owner name]
Property Tax ID: [insert tax account number]
[insert project name], Frederick County Contract No. [insert contract number]

Dear Ms. Mitchell;

I hereby certify I have examined the land and Circuit Court records of Frederick County, Maryland, for an examination period of not less than sixty years through [insert date], with reference to the above-mentioned real estate, being all and the same real estate which was conveyed unto ABC Land Holdings, LLC, a Maryland limited liability company, from Mary and John Smith, husband and wife, by deed dated January 1, 2000, and recorded among the land records of Frederick County, Maryland, in Liber 0000, folio 000 (the "Property"). Based on this examination, it is my opinion that ABC Land Holdings, LLC is possessed of good and marketable fee simple title to the Property.

I find the following liens, judgments, mortgages or deeds of trust affecting the property:

1. Deed of Trust from ABC Land Holdings, LLC to Mark Jones, Trustee, for the benefit of Hometown Mortgage Corporation, dated January 1, 2000, and recorded among the land records of Frederick County, Maryland, in Liber 0000, folio 0000.
2. Mortgage from ABC Land Holdings, LLC to Big City Loans, dated June 1, 2000, and recorded among the land records of Frederick County, Maryland, in Liber 0000, folio 000.

[insert details for any liens using a format similar to the examples above or indicate there are none]

No contracts of sale or leases for the Property were found in the above-stated records for the title examination period, nor am I personally aware of the existence of any such contracts or leases, having made reasonable inquiry with ABC Land Holdings, LLC and [if applicable] XYZ Engineering Associates.

[alternatively indicate details for any contracts or leases affecting property]

This letter is intended solely for the use of the addressee and may not be relied upon by any other person without prior written approval of [insert your firm name].

[insert your firm name] assumes no liability for any loss or damage caused by errors and omissions attributed to the office of the Clerk of the Circuit Court and/or the office of the Register of Wills, including, but not limited to, erroneous indexing of documents and/or decrees, failure to index documents and/or decrees presented to said offices, and failure to file and/or maintain documents and/or decrees in the proper location. [optional acceptable language]

[optional information] This opinion is based on an abstract of title provided by [insert abstractor name] for the title examination period stated herein.

/s/