

DEED OF TRANSFER OF DEVELOPMENT RIGHTS (TDR)
FOR BUILDING LOT TERMINATION (BLT)

THIS DEED, made this _____ day of _____, 20____ by and between
(include full name and address), hereinafter, AGrantor,@ and (include full name and address),
hereinafter, AGrantee.@

RECITALS

Chapter 59 of the Montgomery County Code defines Development Right as: The potential for the improvement of a parcel of real property, measured in dwelling units or units of commercial or industrial space, existing because of the zoning classification of the parcel,@ and sets forth a procedure for the transfer of Development Rights for the purpose of preserving agricultural land. Further, Chapter 59 defines a Building Lot Termination Development Right (“BLTs”), in pertinent part, as one that is created from land at least 25 acres in size and is capable of being served by an individual sewage treatment unit which meets the requirements of Chapter 27A and applicable regulations issued under that Chapter (“individual sewage treatment unit”).

An Easement granted to Montgomery County, Maryland on land described in Exhibit A hereto (“Property”), pursuant to Chapter 59 of the Montgomery County Code and recorded at Liber _____ Folio _____ among the land records of Montgomery County, Maryland created _____ BLTs (serial nos. BLT- _____) for the Grantor’s use, extinguished the Grantor’s future right to construct one or more one-family dwellings on the Property and also extinguished the Grantor’s right to use the individual septic treatment unit(s) described in the Easement.

NOW, THEREFORE, in consideration of _____ and __/100 Dollars (\$____), and other good and valuable considerations, the receipt of which is hereby

acknowledged, Grantor and Grantor's heirs, successors and assigns, does grant and convey to Grantee, and Grantee's successors and assigns, _____ BLTs, numbered BLT- _____ originally attached to the Property situated in the Rural Density Transfer Zone, _____ Planning Area, Montgomery County, located at (Insert street address for sending parcel, if any) and more particularly described in Exhibit A attached hereto.

AND, Grantor covenants that it will warrant specially the property hereby conveyed, that it will execute such further assurances of said property as may be requisite and that it has the right to convey the property.

IN WITNESS WHEREOF, their hand and seals in the day and year above written.

SIGNATURES

ACKNOWLEDGMENTS

THE UNDERSIGNED, a member of the Bar of the Court of Appeals of Maryland, hereby certifies that the foregoing instrument was prepared by or under the supervision of the undersigned.

RELEASE OF LENDER (If Lender Involved)

THIS INSTRUMENT IS INSURED BY (Name of Title Insurer, if any.)

Tax ID No.: _____

EXHIBIT A

(Legal Description of the Property)

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