

## AGREEMENT

**THIS AGREEMENT** made this 28<sup>th</sup> day of September 2021, by and between **EMAD R. AL-BANNA**, Grantor, party of the first part, and the **BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND**, Grantee, party of the second part.

**WHEREAS EMAD R. AL-BANNA**, Grantor, acquired a tract of land containing 36.33 acres of land, more or less, by deed from Virginia Turner Somervell dated February 21, 1978 and recorded on March 1, 1978 among the Land Records of Calvert County, Maryland at Liber ABE 226, folio 600; and

**WHEREAS** a portion of said tract of land was subdivided into five (5) lots, all of which front on Clay Hammond Road, to wit, "**MINOR SUBDIVISION PART OF THE VIRGINIA SOMERVELL PROP**". See record plat thereof, signed by Virginia Turner Somervell as owner and by Emad R. Al-Banna as Contract Purchaser, recorded immediately following the aforesaid deed on March 1, 1978, among the Land Records of Calvert County, Maryland at Liber ABE 226, folio 603; and

**WHEREAS** as a condition of such subdivision, and as shown on said plat, a "10' Road widening strip" was platted adjacent to the easterly side of Clay Hammond Road, a 30' County Road, and adjacent to each of the five (5) platted lots along the westerly boundary of each of the five (5) platted lots. That said 10' road widening strip was intended to have been dedicated to the **BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND**. Though said 10' road widening strip may have been dedicated by plat no Deed was executed and recorded consistent therewith; and

**WHEREAS EMAD R. AL-BANNA** avers that he understood and intended that the recording of the said plat to constitute the dedication of the 10' road widening strip to the **BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND** and that by the recording of the said plat, all right, title and interest in and to the 10' road widening strip was transferred unto the **BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND**; and

**WHEREAS** that at the time of the recording of the plat of the "**MINOR SUBDIVISION PART OF THE VIRGINIA SOMERVELL PROP**" among the Land Records of Calvert County, Maryland, the Calvert County Department of Planning and Zoning did not require that the 10' road widening strip be deeded to the **BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND** attendant to recording of the plat. The Calvert County Department of Planning and Zoning, as a part of the subdivision approval process, now requires that all road widening strips must be deeded to the **BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND** prior to the recording of subdivision plats; and

WHEREAS the **BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND** is desirous of perfecting its record title to the subject 10' road widening strip and to that end it has requested that **EMAD R. AL-BANNA** execute a Quit Claim Deed in furtherance thereof.

NOW THEREFORE WITNESSETH, **EMAD R. AL-BANNA**, Grantor, party of the first part, and the **BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND**, Grantee, party of the second part hereby agree:

- A. The above recitals are incorporated herein.
- B. That attached hereto and incorporated herein is a **QUIT CLAIM DEED** which has been drafted in accordance with this Agreement.
- C. That **EMAD R. AL-BANNA**, Grantor, shall execute the said **QUIT CLAIM DEED**, changed as to date and Notary as appropriate.
- D. **BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND**, Grantee, shall indemnify **EMAD R. AL-BANNA**, Grantor, and hold him harmless from all claims, losses and/or expenses attendant to the subject 10' road widening strip.
- E. That otherwise, **EMAD R. AL-BANNA**, Grantor, shall receive no monetary consideration attendant to his execution of the **QUIT CLAIM DEED**

IN WITNESS WHEREOF, and intending to be legally bound, the undersigned parties have duly executed this Agreement as of the day and year first written above.

WITNESS OUR HANDS AND SEALS.

WITNESS:

  
\_\_\_\_\_  
 (SEAL)  
**EMAD R. AL-BANNA**

**BOARD OF COUNTY COMMISSIONERS  
OF CALVERT COUNTY, MARYLAND**

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BY: **EARL F. HANCE, PRESIDENT** (SEAL)

Approved for form  
and legal sufficiency  
  
Office of County Attorney