

This deed of easement, made this ..... day of ....., 19.., between ..... and ....., his wife, herein called grantors, and the Maryland Agricultural Land Preservation Foundation, an agency of the State of Maryland, herein called grantee,

Witnesseth:

Whereas, Subtitle 5 of Title 2 of the Agricultural Article of the Annotated Code of Maryland, entitled "Maryland Agricultural Land Preservation Foundation" was enacted to permanently preserve agricultural land and woodland, and

Whereas, the foundation was created to receive property for the purpose of preserving the agricultural land and woodland of the state; and

Whereas, the grantors are the owners of the fee of real property devoted to agricultural use located in ..... County, Maryland, hereinafter described,

Now, therefore, in recognition of the foregoing and in consideration of the sum of ..... and other valuable consideration, the receipt of which is hereby acknowledged, the grantors do hereby grant and convey to the grantee an agricultural land preservation easement in gross over, and right in perpetuity to restrict the use of, the following described real estate located in ..... County, Maryland (herein called the property):

The restrictions hereby imposed on the use of the property are in accord with the State of Maryland's policy, as set forth in Subtitle 5 of Title 2 of the Agricultural Article of the Annotated Code of Maryland, to permanently preserve agricultural land and woodland and the acts which the grantors, their heirs, successors and assigns, so covenant to do and not do upon the property, and the restrictions which the grantee is hereby entitled to enforce, shall be as follows:

1. No industrial or commercial activities, with the exception of farming, may be carried on on the property except activities which can be carried on from a residential or farm building without the obtaining of an exception from the applicable zoning laws, including sales of farm products by the owner to the public.

2. No building or structure may be built or maintained on the property other than (i) farm buildings or structures and (ii) a single-family dwelling and outbuildings commonly or appropriately incidental thereto, including a garage or farm laborers' quarters.