

**RELEASE, WAIVER, AND INDEMNIFICATION AGREEMENT**

On [date], \_\_\_\_\_ (collectively, "Owner") and Rio Vista Community Association, Inc. executed a quitclaim deed pursuant to which Rio Vista Community Association, Inc. grants, conveys, releases assigns and quitclaims to Owner the Rio Vista Community Association's right, title, interest and estate in the lot of ground described therein.

NOW, THEREFORE, in consideration of the foregoing and certain other good and valuable consideration, the receipt of which is hereby acknowledged, the parties, intending to be legally bound, hereby agree as follows:

Owner, on behalf of themselves, their personal representatives, heirs, successors, and assigns, hereby agree to indemnify, defend, and hold the Rio Vista Community Association, Inc. harmless from and against any and all claims, actions, demands, damages, liabilities, losses, expenses, suits, costs, or judgments of every kind, nature, or description whatsoever arising from or related to the quitclaim deed for the \_\_\_\_\_ square foot part of the paper street portion of Calvert Avenue authorized pursuant to Resolution No. 356. As more fully set forth therein, the County Council of Talbot County declined to accept an offer to dedicate to public use an unimproved portion of Calvert Street between Forrest Avenue and Monroe Street, as more fully depicted in a plat entitled "Map of Rio Vista Development Property of Theodore E. Fletcher Near the Town of St. Michaels, Talbot County, Maryland" dated February 1954, and recorded among the Land Records of Talbot County, Maryland in Plat Book J.T.B. No. 8, folio 11, abutting the Owner's property located at [ADDRESS, CITY ST], Tax Map 32, Grid [\_\_\_\_], Parcel [\_\_\_\_], Section [ \_\_\_\_], Lot [#], Second Election District, Talbot County (the "Property").

Owner's obligation to indemnify and defend shall include the Rio Vista Community Association, Inc., its officials, officers, boards, commissions, employees, servants, and agents and shall run with and bind the Property, and shall be binding upon the Owner, their personal representatives, heirs, successors, and assigns in perpetuity.

IN WITNESS WHEREOF, Owner and the duly authorized representative of the Rio Vista Community Association, Inc. hereunto affix our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Witness:

Owner:

\_\_\_\_\_

\_\_\_\_\_(SEAL)  
[NAME]

\_\_\_\_\_

\_\_\_\_\_(SEAL)  
[NAME]

*[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]*

Witness:

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Rio Vista Community Association, Inc.:

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(SEAL)

[NAME]

[TITLE]

STATE OF MARYLAND  
COUNTY OF TALBOT, to wit:

I HEREBY CERTIFY, on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared [NAME], known to me, or satisfactorily proven to be the person whose name appears above, who acknowledged himself/herself to be the same, and being authorized so to do, executed the foregoing document for the purposes therein contained.

IN WITNESS WHEREOF I set my hand and official seal.

\_\_\_\_\_  
Notary Public

My commission expires:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, to wit:

I HEREBY CERTIFY, on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared [NAME], known to me, or satisfactorily proven to be the person whose name appears above, who acknowledged himself/herself to be the same, and being authorized so to do, executed the foregoing document for the purposes therein contained.

IN WITNESS WHEREOF I set my hand and official seal.

\_\_\_\_\_  
Notary Public

My commission expires:

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_, to wit:

I HEREBY CERTIFY, on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared [NAME], known to me, or satisfactorily proven to be the person whose name appears above, who acknowledged himself/herself to be the same, and being authorized so to do, executed the foregoing document for the purposes therein contained.

IN WITNESS WHEREOF I set my hand and official seal.

\_\_\_\_\_  
Notary Public

My commission expires: