

After Recording Return to:
CLA Title & Escrow
9210 Corporate Boulevard, Suite 150,
Rockville, MD 20850

Property Address:
2106 Cloville Avenue
Baltimore, MD 21214
Tax ID # 27-29-5288D-026

CERTIFIED TRUE COPY

Title Insurance: Fidelity National Title Insurance Company

This Deed, made this 14th day of November, 2025 by and between Samuel Lozado, as sole owner, party of the first part, Grantor; and Raye Tianne Howard, as sole owner, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of **TWO HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$210,000.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Raye Tianne Howard, as sole owner, her assigns, the survivor of her and the survivor's heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

(SEE ATTACHED EXHIBIT A)

SUBJECT TO any and all covenants, easements, plat restrictions, agreements, and other restrictions of record.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Raye Tianne Howard, as sole owner, her assigns, the survivor of her and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.