

Baltimore City Circuit Court
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$1,100.00
 TOTAL \$1,160.00
 XAC KMW
 Mar 18, 2026 08:28 am

New Line Title & Escrow Company
 File No. NLT26-21300
 Tax ID# 13-11-3442-029

All taxes for which assessments
 have been Received have been
 Paid as of 03-17-2026 RW
 Director of Finance
 Baltimore City

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Transfer Tax Division
 Transfer Tax paid \$6,600.00
 03-17-2026 RW

This Deed, made this 27th day of February, 2026, by and between Lauchman Real Estate Corp. a Maryland Corporation, party of the first part, Grantor; and Kathryn Tyler and Michael Leveille, parties of the second part, Grantees.

- **Witnesseth** -

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Recordation Tax paid \$4,180.00
 03-17-2026 RW

That in consideration of the sum of FOUR HUNDRED FORTY THOUSAND AND 00/100 (\$440,000.00), 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 Grantees, as Tenants by the Entirety, unto the survivor of them, his or her 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:

BEGINNING for the same on the east side of Park Avenue at the distance of eighty-seven feet eight inches northerly from the corner formed by the intersection of the east side of Park Avenue and the north side of Lennox Street and which place of beginning is at the center of the division wall between the house on the lot now being described and that on the lot next adjoining on the south and running thence northerly binding on Park Avenue seventeen feet two inches to the center of the division wall between the house on the lot now being described and that on the lot next adjoining on the north, thence easterly parallel with Lennox Street and through the center of said last mentioned division wall ninety-eight feet six inches to the east side of an alley nine feet wide laid out parallel with Park Avenue and to be forever kept open for common use, thence southerly binding on the east side of said alley seventeen feet two inches to intersect a line drawn easterly from the place of beginning parallel with Lennox Street and through the center of said first mentioned division wall and thence westerly binding thereon ninety-eight feet six inches to the place of beginning.

The improvements thereon being known as 1911 Park Avenue.

Being the same property which by deed dated June 13, 2025, and recorded among the Land Records of Baltimore City, Maryland, in Liber 28119, in Folio 1, was granted and conveyed by William E. Moore, Jr., Michael Moore, Mildred I. Scott and Michelle Reed unto Lauchman Real Estate Corp.

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.