

After recording, please return to :

Mitnick & Mitnick
201 N. Charles Street, Suite 1212
Baltimore, Maryland 21201

THIS DEED, made this 2nd day of March
in the year two thousand and five by and between **Jacob Klotzman & Company, Inc.** of the
first part, and **Mulugeta Y. Misiel and Kibra H. Gergis, husband and wife** of the second
part.

WITNESSETH, That in consideration of the sum of **Thirty-five Thousand, Seven
Hundred Dollars (\$35,700.00)**, the receipt whereof is hereby acknowledged, the said party of
the first part do(es) grant and convey to the said parties of the second part, as tenants by the
entirety, and to the survivor of them, and the survivor's personal representatives and assigns,
in fee simple, all that lot(s) of ground situate in **Baltimore City, Maryland**, and described as
follows, that is to say:

**Beginning for the same and being known and designated as 1016 N. Patterson
Park Avenue, and being more particularly described in the attached Exhibit A.**

**Being the 27th lot in a deed dated December 31, 1958, which was granted by Jacob
Klotzman to Jacob Klotzman & Company, Inc., the grantor herein.**

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters,
privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the
said parties of the second part, as tenants by the entirety, and to the survivor of them, and the
survivor's personal representatives and assigns, in fee simple.

AND the said party(s) of the first part hereby covenant(s) that it will warrant specially
the property hereby granted; and that it will execute such further assurances of the same as

ALL TAXES FOR WHICH ASSESSMENTS HAVE BEEN
MADE AND HAVE BEEN PAID AS OF THIS DATE

March 14, 05

DIRECTOR OF FINANCE OF BALTIMORE CITY BY

LA

Transfer Tax Paid - City Treasurer, Baltimore, Maryland.

3/14/05 100393 26049 \$ 535.50

La Sandra Jackson
Authorized Signature

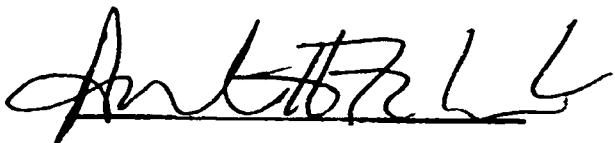
Amount

EX 06381 PG 11541
may be requisite; and if grantor is a corporation or limited liability company, that this is not a sale or transfer of all or substantially all of its assets in the State of Maryland.

Recital under Maryland Tax General 10-912: Seller affirms that it is a Maryland resident entity, so no withholding is required.

WITNESS the hand(s) and seal(s) of said grantor(s)

Witness:



Jacob Klotzman & Company, Inc.

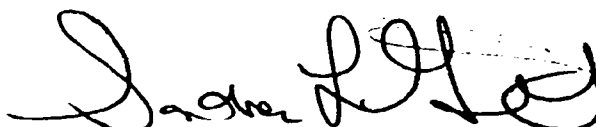
 (SEAL)
By Randy M. Klotzman, Authorized Agent

STATE OF MARYLAND, City/County of Baltimore, to wit:

I HEREBY CERTIFY, That on this 2nd day of March 2005 before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Randy M. Klotzman, Authorized Agent for Jacob Klotzman & Company, Inc. known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained on behalf of said corporation, that he is the duly authorized agent for said corporation, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires: 3/1/09


Notary Public

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.


John H. Mitnick

Exhibit A

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BEGINNING FOR THE SAME on the west side of Patterson Park Avenue at the distance of two hundred and fifty feet southerly from the corner formed by the intersection of the west side of Patterson Park Avenue with the south side of Chase Street and at the center of the partition wall there situate and running thence southerly bounding on the west side of Patterson Park Avenue thirteen feet to the center of another partition wall there situate thence westerly through the center of the said last mentioned partition wall and continuing the same course parallel with Chase Street sixty-eight feet to the east side of an alley nine feet wide; thence north on the east side of said alley with the same thereof in common thirteen feet to intersect a line drawn west from the place of beginning and thence easterly reversing said line so drawn and through the center of the partition wall in this description first mentioned sixty-eight feet to the place of beginning. The improvements thereon being known as No. 1016 Patterson Park Avenue.

1016

05 MAR 14 PM 1:25

00374

360
178.50

IMP IN SURF \$ 28.00
RECORDING FEE 28.00
RECORDATION 1 36.00
IN TAX STATE 178.50
TOTAL 578.50
Ref # 8037 Rpt # 57336
FNC CB RIX # 2453
Mar 14 2006 04:01 PM

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