

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

Property Address:
1409 Ashland Avenue
Baltimore, MD 21205
Tax ID # 10101226 032

All taxes for which assessments
have been Received have been
Paid as of 04-21-2026 TS
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$3,290.00
04-21-2026 TS

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$877.50
TOTAL \$937.50
XAC ES
Apr 21, 2026 03:17 pm
City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$5,265.00
04-21-2026 TS

Title Insurance: **Fidelity National Title Insurance Company**

This Deed, made this **12th day of March, 2026** by and between **WEO Management Group LLC**, a Maryland Limited Liability Company, party of the first part, Grantor; and **DeShawn M. Johnson**, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of **THREE HUNDRED FIFTY ONE THOUSAND AND 00/100 DOLLARS (\$351,000.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor do grant and convey to the said DeShawn M. Johnson, his assigns, the survivor of him 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 DeShawn M. Johnson, his assigns, the survivor of him and the survivor's heirs, personal representatives and assigns, in fee simple.

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