

Baltimore City Circuit Court  
IMP FD SURE \$40.00  
RECORDING FEE \$20.00  
TR TAX STATE \$615.93  
TOTAL \$675.93  
XAC DB  
Jan 14, 2025 08:27 am

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

Property Address:  
409 West 28th Street  
Baltimore, MD 21211  
Tax ID # 12-043644-022

City of Baltimore, Maryland  
Bureau of Revenue Collections  
Recordation Tax paid \$2,245.00  
01-06-2025 CMU

Title Insurance: Fidelity National Title Insurance Company

This Deed of Assignment, made this 12th day of November, 2024 by and between McKenny Wilis MacGill, as sole owner, party of the first part, Grantor; and Gregory R. St. Pierre, as sole owner, party of the second part, Grantee.

- Witnesseth -

All taxes for which assessments  
have been Received have been  
Paid as of 01-06-2025 CMU  
Director of Finance  
Baltimore City

City of Baltimore, Maryland  
Bureau of Revenue Collections  
Transfer Tax Division  
Transfer Tax paid \$3,365.55  
01-06-2025 CMU

That for and in consideration of the sum of TWO HUNDRED FORTY SIX THOUSAND THREE HUNDRED SEVENTY AND 00/100 DOLLARS (\$246,370.00), 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 Gregory R. St. Pierre, as sole owner, his assigns, the survivor of him and the survivor's heirs, personal representatives and assigns, in LEASEHOLD, 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.

Being the same property which by assignment dated August 29, 2013, and recorded among the Land Records of Baltimore City, Maryland on February 1, 2016, in Liber 17837, in Folio 215, was granted and assigned by Deutsche Bank Trust Company Americas as Trustee RALI 2006-QS14, by Ocwen Loan Servicing, LLC, its attorney in fact pursuant to Power of Attorney recorded in Liber 15532 at folio 148 unto Willis MacGill.

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 Gregory R. St. Pierre, as sole owner, his assigns, the survivor of him and the survivor's heirs, personal representatives and assigns, the said described lot of ground and premises to the said Grantee, its Personal Representatives and assigns, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever, subject to the payment of the annual rent of \$96.00 payable half-yearly on the 24th days of March and September in each and every year.

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.