

Integrity Title & Escrow Company, LLC
File No. **2026-MD-3552**
Tax ID # **13-08-3418A-011**

SPECIAL WARRANTY DEED

Made this 15th day of April, 2026, by and between Learie Lindsay, Trustee of Learie Lindsay Family Trust dated February 13, 2003, Grantor, party of the first part, and Shelonda Stokes and Phillip Howard Stokes, Grantees, parties of the second part.

- Witnesseth -

That in consideration of the sum of EIGHT HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$825,000.00), the receipt whereof is hereby acknowledged, the said party of the first part certify under penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party of the first part do grant and convey unto the said parties of the second part, as tenants by the entirety, 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:

All the following described property, to wit:

All that lot of ground situate in Baltimore City, State of Maryland, and described as follows, that is to say:

Beginning for the same on the southwest side of Madison Avenue at the distance of three hundred thirteen feet southeasterly from the intersection of the southwest side of Madison Avenue and the southeast side of a fifteen foot alley laid out at the distance of one hundred twenty feet southeasterly from Druid Hill Terrace and parallel therewith, thence southeasterly on the southwest side of Madison Avenue twenty two feet thence southwesterly by a straight line at right angles to Madison Avenue one hundred twenty feet to the northeast side of a fifteen foot alley parallel to Madison Avenue thence northwesterly on the northeast side of said alley twenty two feet thence northeasterly by a straight line at right angles to said alley one hundred twenty feet to the place of beginning.

For Informational Purposes Only: The improvements thereon being known as 2520 Madison Avenue, Baltimore, MD 21217
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Being the same lot of ground which by deed of assignment dated December 14, 2023 and recorded February 15, 2024 among the Land Records of Baltimore City, Maryland in Liber XAC 26635, folio 182 was assigned by Edouard L. Benjamin, erroneously referred to in prior deed as Edward L. Benjamin unto Learie Lindsay, Trustee of Learie Lindsay Family Trust dated February 13, 2003.

NOTE: Ground Rent Redemption Certificate recorded December 12, 2024 among the Land Records of Baltimore City, Maryland in Liber XAC 27475, folio 117.

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,