

Dupont Title  
File No. 2-25-42806  
Tax ID # 08-25-4188B-077  
Underwriter: First American Title Insurance Company

**This Deed**, made this 27<sup>th</sup> day of February, 2025 by and between Jefar Investments II, LLC, a Maryland Limited Liability Company, party of the first part, Grantor; and Ndifreke Williams, a married man, as his sole and separate property, party of the second part, Grantee.

- Witnesseth -

**That for and in consideration** of the sum of TWO HUNDRED THIRTY THOUSAND AND 00/100 (\$230,000.00), 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 Ndifreke Williams, a married man, as his sole and separate property, 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:

ALL THAT LOT OF GROUND SITUATED IN THE EIGHTH (8TH) ELECTION DISTRICT OF BALTIMORE CITY, MARYLAND DESCRIBED AS FOLLOWS:

Beginning for the same on the southwest side of Lawnview Avenue at the distance of two hundred and thirty-feet southeasterly from the point where the southwesternmost side of Lawnview Avenue bends said place of beginning being also at the distance of three hundred and twenty feet southeasterly from the southeast side of Belair Avenue measured along the southwesternmost side of Lawnview Avenue as now laid out and at a point in a line with the center of a partition wall there situate and running thence southeasterly binding on the southwest side of Lawnview Avenue twenty feet to a point in a line with the center of another partition wall there situate thence southwesterly to and through the center of said last mentioned partition wall and continuing the same course in all eighty feet to the northeast side of a fifteen foot alley there laid out thence northwesterly binding on the northeast side of said alley with the use thereof and the alleys connecting therewith in common twenty feet and thence northeasterly to and through the center of the first mentioned partition wall and continuing the same course in all eighty feet to the place of beginning.

Being the same property which by deed dated May 7, 2024, and recorded among the Land Records of Baltimore City, Maryland on July 18, 2024, in Liber 27054, in Folio 425, was granted and conveyed by James Evans aka James R. Evans, Sr. and April Savage, husband and wife, as tenants by the entireties unto Jefar Investments II, LLC, a Maryland Limited Liability Company.

**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 Ndifreke Williams, a married man, as his sole and separate property, 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.