

Tax ID No. 27-01-4150-041
 Junction Title Company, LLC
 File No. JTC-23-110

7/12/23 2400011 \$1,780.00
 Date Transaction # Amount
Stephanie Gut
 Authorized Signature

This Deed of Assignment, made this June 8th, 2023, by
 and between **Greater Baltimore Homes LLC**, a Maryland limited liability company, Grantor,
 party of the first part; and **Sheillanne Wambui**, Grantee, party of the second part.

- Witnesseth -

That in consideration of the sum of **ONE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 (\$199,900.00)**, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor do grant and assign to the said **Sheillanne Wambui**, as **sole owner**, her personal representatives, heirs and assigns the **LEASEHOLD** interest in all that lot of ground situate in the City of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME on the northernmost side of Pelham Avenue (formerly Glenwood Avenue) at the distance of six hundred and fifteen feet and eleven inches easterly from the northeasternmost corner of Pelham and Garden Avenue; and running thence eastwardly binding on the northernmost side of Pelham Avenue fifteen feet and two inches; thence northerly and in the course passing through the center of the partition wall erected between the house on the lot now being described and the house on the lot adjoining thereto on the East in all one hundred and ten feet to the South side of an alley fifteen feet wide there situated; thence westwardly binding on the southernmost side of said alley fifteen feet and two inches; and thence southerly and in the course passing through the center of the partition wall erected between the house on the lot now being described and the house on the lot adjoining thereto on the West in all one hundred and ten feet to the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: The improvements thereon currently being known as 2880 Pelham Avenue. *4150*

SUBJECT TO the payment of the annual ground rent of \$96.00 payable semi-annually on the 30th days of June and December in each and every year.

BEING the same property, which by Deed of Assignment dated September 20, 2022 and recorded December 29, 2022 among the Land Records of Baltimore City, Maryland in Liber X.A.C. No. 25429, folio 317, was granted the leasehold interest in the subject property by Chase Capital Corp, a Florida corporation unto Greater Baltimore Homes LLC, a Maryland limited liability company.

SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

By the execution of this Deed of Assignment, the party of the first part hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is as hereinbefore set forth.

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 of ground and premises to the said **Sheillanne Wambui**, as sole owner, her personal representatives, heirs 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 on the 30th days of June and December in each and every year.

All taxes for which assessments have been
 Received have been paid as of this date
6/14/23
 Director of Finance of Baltimore City By *[Signature]*

CITY OF BALTIMORE, MARYLAND
 Bureau of Revenue Collections, Transfer Tax Division

7/12/23 408952 \$2,668.50
 Date Transaction # Amount
Stephanie Gut
 Authorized Signature