

Lawyers Express Title, LLC

File No. **26-8731**

Tax ID # **01-12-1843B-110**

DEED

THIS DEED is made this 16 day of June, 2026, by and between Benjamin Petterson, party of the first part, as Grantor, and Aman Chopra and Anchal Mehra, parties of the second part, as Grantees.

- Witnesseth -

That for and in consideration of the sum of FIVE HUNDRED SIXTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$564,900.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor hereby grants, conveys and assigns to the said Aman Chopra and Anchal Mehra, as tenants by the entirety, their assigns, the survivor of them 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:

BEGINNING FOR THE SAME on the west side of Decker Avenue at the distance of one hundred eighty feet southerly from the southwest corner of Decker and Foster Avenues and at the centre of the partition all there erected, and running thence southerly bounding on the west side of Decker Avenue twelve feet to the centre of another partition wall there erected, thence westerly through the centre of said last named wall and continuing the same course in all sixty-seven feet and six inches to the east side of an alley ten feet wide, thence northerly on said alley with the use thereof in common twelve feet, thence easterly to and through the centre of the partition wall in this description first mentioned sixty-seven feet and six inches to the place of beginning.

BEING the same real estate conveyed to Benjamin Petterson by Deed from Valerie C. Kent, dated May 14, 2025 and recorded May 22, 2025, in Liber 28007, Folio 317, among the Land Records of Baltimore City, Maryland.

The improvements thereon being known as **730 S Decker Avenue, Baltimore, MD 21224** (for informational purposes only).