

After Recording, Return To:
 Valicio Palha
 8992 215th Pl
 Queens Village, NY 11427

Lakeside Title Company
 File No. MD92271-OR
 Tax ID # 22-04-0685A-065
 Insurer: Old Republic Title Insurance Company
 Property Address: 659 Portland Street, Baltimore, MD 21230

Baltimore City Circuit Court
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$1,700.00
 TOTAL \$1,760.00
 XAC ES
 Jun 23, 2026 02:38 pm

All taxes for which assessments
 have been Received have been
 Paid as of 06-18-2026 DG
 Director of Finance
 Baltimore City

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Recordation Tax paid \$3,400.00
 06-18-2026 DG

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Transfer Tax Division
 Transfer Tax paid \$5,100.00
 06-18-2026 DG

THIS DEED, made this 05th day of June, 2026, by
 and between **Kristina M. Moradi and Bryan B. Moradi**, GRANTORS, and **Valicio Palha**,
 GRANTEE.

WITNESSETH, That for and in consideration of the sum of **Three Hundred Forty Thousand Dollars and No Cents (\$340,000.00)**, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said **Valicio Palha**, as sole owner, his personal representatives and assigns, in fee simple, all that certain lot of ground lying and being situate in the City of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME on the South side of Portland Street at the distance of 199 feet and 6 inches westwardly from the southwest corner of Portland and Emory Streets and running thence westwardly binding on Portland Street 15 feet; thence southerly parallel with Penn Street, or nearly so, 75 feet to an alley 5 feet wide; thence eastwardly and binding on said alley, with the use thereof in common, 15 feet; and thence northwardly in a straight line to the place of BEGINNING.

BEING that property which, by Ground Rent Redemption Deed dated February 13, 2024, and recorded among the Land Records of Baltimore City County in Liber 26834 at folio 171, was granted and conveyed by I. Sally Axelrad, unto Kristina M. Moradi and Bryan B. Moradi wherein the annual ground rent and the reversion thereto were forever merged and extinguished.