

No Title Examination / No Consideration
 Distribution Deed / Fee Simple
 Prepared based on information provided by the parties

CITY OF BALTIMORE RECORDATION TAX
 EXEMPT DOCUMENT
 REVENUE COLLECTIONS
 DEPARTMENT OF FINANCE
[Signature]
 Recordation Clerk
 5/13/26
 Date

DEED

THIS DEED made the 4th day of May, 2026, by and between Lakeisha Frisby Brown as Personal Representative of the Estate of Clifton Leo Frisby, late of Baltimore City, State of Maryland, Deceased, party of the first part, Grantor, and Lakeisha Frisby Brown, distributee, party of the second part, Grantee:

Whereas, Clifton Leo Frisby died on September 27, 2025;

Whereas, Clifton Leo Frisby died without Will and an Estate was opened with the Baltimore City Register of Wills (Estate No. 211160) on October 21, 2025;

Whereas, Lakeisha Frisby Brown was duly appointed and qualified as Personal Representative of the Estate of Clifton Leo Frisby, on October 21, 2025;

Whereas, this Deed of Distribution is made to distribute the hereinafter described property from Lakeisha Frisby Brown, in her capacity as the Personal Representative of the Estate of Clifton Leo Frisby and Grantor, to herself in her capacity as an heir to the Estate of Clifton Leo Frisby and Grantee;

NOW, THEREFORE, THIS DEED OF DISTRIBUTION WITNESSETH THAT, WITHOUT CONSIDERATION, in pursuance of the foregoing recitals and in accordance with the provisions of Estate and Trusts Article, § 9-105 of the Annotated Code of Maryland, party of the first part, in exercise and pursuance of the powers hereinafter referred to, hereby conveys unto the party of the second part, her personal representatives and assigns, the fee simple interest in that parcel of ground situated in Baltimore City, Maryland and described as follows, that is to say:

BEGINNING for the same on the north side of Ashland Avenue at the distance of 87 feet 5 inches easterly from the northeast corner of Ashland Avenue and Glover Street and running thence easterly on the northside of Ashland Avenue 14 feet 6 inches, thence northerly to and through the center liner of a partition wall and continuing the same course in all 70 feet to the south side of an alley 10 feet wide there situate, thence westerly binding thereon and with the sue thereof in common 14 feet 6 inches and thence southerly to and through the center line of the partition wall there situate 70 feet to the place of the beginning.

The improvements thereon being known as No. 2634 Ashland Avenue. -1593

BEING the same land which by deed dated August 31, 2005, and recorded among the Land Records of Baltimore City in Liber No. 7263 Page 573 was granted and conveyed by Edward Baylor and Regina J. Baylor unto Clifton Frisby.

SUBJECT to all easements, rights-of-way; protective covenants and mineral reservations of record, if any.

All taxes for which assessments have been
 Received have been paid as of this date

5/13/26
 Director of Finance of Baltimore City By

TRANSFER TAX EXEMPT
 Director of Finance

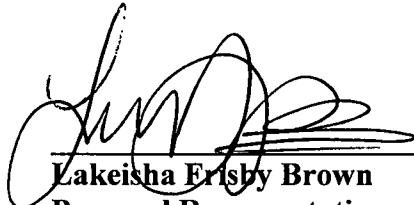
PER *[Signature]* 5/13/26
 5180720
 Authorized Signature

TOGETHER with the building and improvements thereupon erected, made or being; and all the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Lakeisha Frisby Brown, her personal representatives, successors and assigns, in fee simple.

AND THE PARTY OF THE FIRST PART hereby covenants that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed, and that they warrant specially the property hereby granted; and will execute such further assurances of the same as may be requisite.

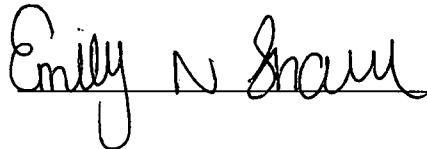
WITNESS the hand and seal of said Grantor.

 {SEAL}
Lakeisha Frisby Brown
Personal Representative
For the Estate of Clifton Leo Frisby

STATE OF MARYLAND, COUNTY/CITY OF Anne Arundel, to wit:

I HEREBY CERTIFY, that on this 8th day of MAY, 2026, before me, the undersigned officer, personally appeared Lakeisha Frisby Brown, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

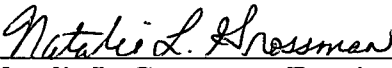
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

 Notary Public

My commission expires: FEB. 05, 2029

EMILY N SHAVER
 NOTARY PUBLIC
 ANNE ARUNDEL COUNTY
 MARYLAND
 My Commission Expires Feb. 05, 2029

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Supreme Court of Maryland.



Natalie L. Grossman, Esquire

No title examination was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title or the property use or any zoning regulations concerning the described property herein conveyed or any matter except the validity of the form of this instrument. Information herein was provided to the preparer by the Grantor/Grantee and/or their agents. No boundary survey was made at the time of this conveyance.

AFTER RECORDING RETURN TO:

Lakeisha Frisby Brown
2634 Ashland Avenue
Baltimore, MD 21205

NO CONSIDERATION DEED AFFIDAVIT

PROPERTY ADDRESS

2634 Ashland Ave. Baltimore, MD 21205

W/S/B/L

07/19/1593/0386

GRANTOR(S)

Lakeisha Frisby Brown, as Personal Rep. of the Estate of Clinton Frisby

GRANTEE(S)

Lakeisha Frisby Brown

TYPE OF CONVEYANCE

Distribution deed

TITLE COMPANY/ATTORNEY

St. Ambrose Housing Aid Center

Section A - to be completed when it is a no consideration deed and someone is either being added to or removed from title.

I hereby state and affirm that:

There is absolutely no consideration associated with this transfer.

There is no refinance associated and/or immediately following this transfer.

There is no new mortgage/loan associated and/or immediately following this transfer (only applies when someone is being added to title).

*Printed Name

Signature

Date

Section B - to be completed when it is a no consideration "Gift"

I hereby state and affirm that:

There is absolutely no consideration associated with this transfer.

There is no open mortgage(s) and the property is owned free and clear of any encumbrances.

There is no new mortgage/loan associated and/or immediately following this transfer.

*Printed Name

Signature

Date

*Must be completed by an Authorized Representative such as the Grantor, Grantee, Title Company or Attorney.

I HEREBY CERTIFY THAT on this 8th day of MAY 2026 in theyear of 2026, before me, the subscriber, a Notary Public of the State ofMaryland, in and for the City/County of Anne Arundel

personally appeared the person described in the foregoing instrument and made oath in due form of law, and under the penalties of perjury, that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

Emily N Shaver

NOTARY PUBLIC

My Commission Expires: Feb 05, 2029

July 2013
cmu

EMILY N SHAVER
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
My Commission Expires Feb. 05, 2029

1023

1593 ES

Name: LAKEISHA BROWN/LAKEISHA
BROWN
Ref: 2034 ASHLAND AVE
Deed (No Taxes) Recording Fee
Fee Amount: \$20.00
Deed (No Taxes) Surcharge:
\$40.00
Total Amount: \$60.00
Transaction Amount: \$61.49
05/14/2026 12:08:45 PM - 284
0514Z022401001010
BALT-24-CLLR

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20 csk