

R & P Settlement Group, LLC
File No. **26-20582-AP**
Tax ID # **06-16-1728-010**
Underwriter: **Westcor Land Title Insurance Company**

This Deed, made this 6th day of July, 2026 by and between Gina M. Zangla, party of the first part, Grantor; and Melanie Gleason and Rene Alexander Carranza Salgado, as tenants by the entirety, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of FOUR HUNDRED TWENTY THOUSAND AND 00/100 (\$420,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Melanie Gleason and Rene Alexander Carranza Salgado, 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 North side of Baltimore Street at a point distant fourteen feet six inches westerly from the Northwest corner of Baltimore Street and Kenwood Avenue and running Westerly binding on the North side of Baltimore Street fourteen feet six inches, thence Northerly parallel with Kenwood Avenue seventy-five feet to the South side of an alley ten feet wide, thence Easterly binding on the South side of said ten foot alley with the use in common fourteen feet six inches to the end of the second line of the lot adjoining to the East and thence Southerly binding on said second line of said last mentioned lot reversely seventy-five feet to the place of beginning.

The improvements thereon being known as 2744 East Baltimore Street.

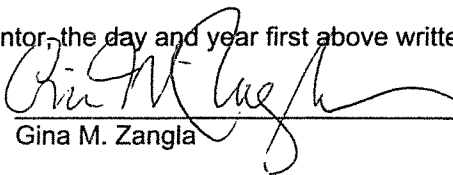
Being the same property which by deed dated January 31, 1995, and recorded among the Land Records of Baltimore City, Maryland on February 2, 1995, in Liber 4709, in Folio 253, was granted and conveyed by JOHN HENRY KOPP, JR., ALSO KNOWN AS JOHN HENRY KOPP, II, BY ELEANORE A. KOPP, HIS ATTORNEY-IN-FACT unto GINA MARIE ZANGLA.

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 Melanie Gleason and Rene Alexander Carranza Salgado, as tenants by the entirety, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

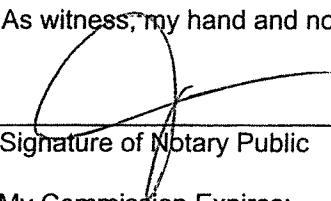
As Witness the hand and seal of said Grantor, the day and year first above written.

 (SEAL)
Gina M. Zangla

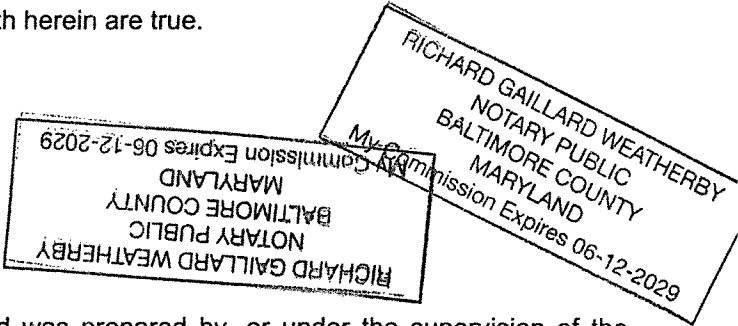
STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

I hereby certify that on the 6 day of July, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Gina M. Zangla, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.


Signature of Notary Public

My Commission Expires:



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

 (SEAL)
Daniel Matthew Radebaugh, Esq.

AFTER RECORDING, PLEASE RETURN TO:
R & P Settlement Group, LLC
1407 York Road
Suite 300
Lutherville-Timonium, MD 21093