

Tax ID No. 07-08-1191-017
Abode Settlement Group, LLC
File No. 22-9946

CITY OF BALTIMORE, MARYLAND		
Bureau of Revenue Collections		
Date	Transaction #	Amount
1/12/23	23006001	\$1,080.00
Recordation Tax Paid		
Authorized Signature		
<i>Stephanie Neal</i>		

BOOK: 25491 PAGE: 423

This Deed of Assignment, made this 25th day of October, 2022, by and between Kathleen McCall, Grantor, party of the first part;

and

1043 N Caroline LLC, Grantee, its successors and assigns, party of the second part.

- Witnesseth -

That in consideration of the sum of One Hundred Eight Thousand And 00/100 Dollars (\$108,000.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does grant and assign to the said Grantee, its successors 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:

All that parcel of ground situated in Baltimore City, Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME thereof on the east side of Caroline Street at a point distant 50 feet southerly from the corner formed by the intersection of the south side of Chase Street and the east side of Caroline Street; and running thence easterly 150 feet binding on Joshua Registers lot to Dallas Street; thence southerly on Dallas Street 30 feet; thence westerly parallel with Chase Street 100 feet to Caroline Street; thence northerly binding on Caroline Street 30 feet to the place of beginning.

The improvements thereon now being known as no. 1043 North Caroline Street Baltimore, Maryland - 21205.

BEING the leasehold property which, by ASSIGNMENT DEED dated February 26, 2001, and recorded in the Land Records of the City of Baltimore, Maryland, in Liber 1422, Folio 384, was granted and conveyed by DOROTHY M. WILLIAMS AND CONNIE D. BETTS AS THE DIRECTOR-TRUSTEES OF 1043 N. CAROLINE STREET CORPORATION unto LEROY MCCALL, JR. AND KATHLEEN MCCALL

Leroy McCall, Jr who has since departed this earth on or about November 11, 2021, conveying the property as Leasehold to Kathleen McCall

By the execution of this Deed, the party of the first part hereby certify 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 Grantee, its successors 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 \$0.01 payable **half-yearly** on the **8th** days of **February and August** in each and every year.

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.

CITY OF BALTIMORE, MARYLAND		
Bureau of Revenue Collections, Transfer Tax Division		
Date	Transfer Tax Paid	Amount
1/12/23	398935	\$1,620.00
Authorized Signature		
<i>Stephanie Neal</i>		

Director of Finance of Baltimore City By

BALTIMORE CITY CLERK (Land Records) XAC 25491, p. 0423, MSA_CE164_34648. Date available 01/23/2023. Printed 06/27/2025.