

112
East Coast Title, Inc.
File No. 17-3590
Tax ID # 21-06-0779-083

CITY OF BALTIMORE RECORDATION TAX
EXEMPT DOCUMENT
REVENUE COLLECTIONS
DEPARTMENT OF FINANCE
Recordation Clerk Date 1/29/18

This Deed, made this 26th day of January, 2018, by and between 1207 W Ostend Street, LLC, GRANTOR, and Justin A. Scott, GRANTEE.

- Witnesseth -

That in consideration of the sum of No and 00/100 Dollars (\$.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 Justin A. Scott, as sole owner, 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:

Whereas, this Deed is made in compliance with Section 12-108(q) of the Tax Property Article, Annotated Code of Maryland; an instrument of writing that transfers title from a limited liability company upon its dissolution to an original member of the limited liability company.

All that property situate in Baltimore City, State of Maryland, described as:

BEGINNING ON THE SOUTHWEST SIDE OF OSTEND STREET (FORMERLY STOCKHOLM STREET) AT A DISTANCE OF 13 FEET SOUTHEASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHWEST SIDE OF OSTEND STREET AND THE SOUTHEAST SIDE OF WARD STREET AND THE CENTER OF PARTITION WALL THERE SITUATE, RUNNING THENCE SOUTHEASTERLY BINDING ON THE SOUTHWEST SIDE OF OSTEND STREET 13 FEET TO THE CENTER OF A PARTITION WALL THERE SITUATE, THENCE SOUTHWESTERLY THROUGH THE CENTER OF THE LAST MENTIONED PARTITION WALL, 70 FEET TO THE NORTHEAST SIDE OF AN ALLEY 10 FEET WIDE THERE LAID OUT PARALLEL WITH OSTEND STREET, THENCE NORTHWESTERLY BINDING ON THE NORTHEAST SIDE OF THE LAST MENTIONED 10 FEET ALLEY WITH THE USE AND BENEFIT THEREOF IN COMMON WITH 13 FEET, AND THENCE NORTHEASTERLY THROUGH THE CENTER OF THE FIRST ABOVE MENTIONED PARTITION WALL 70 FEET TO THE PLACE OF BEGINNING.

THE IMPROVEMENTS THEREON BEING KNOWN AS 1207 WEST OSTEND STREET, BALTIMORE, MARYLAND - 21230.

BEING the fee simple property which, by DEED dated December 1, 2016, and recorded in the Land Records of the City of Baltimore, Maryland, in Liber 18716, Folio 112, was granted and conveyed by AOLE WILKINS AND LLOYD CLARKE unto 1207 W OSTEND STREET, LLC.

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 anyway 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 Justin A. Scott, as sole owner, in fee simple.

And the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the

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

Director of Finance of Baltimore City By

TRANSFER TAX EXEMPT

Director of Finance

PER

Authorized Signature

E135431