

AFTER RECORDING RETURN TO:
Kenneth Williams
5107 Midwood Avenue
Baltimore, MD 21212
File No. REO-SF-179891-MD

Tax ID No.: 27-48-5177-002

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 12 day of May, 2006 by and between **U.S. Bank Trust National Association, not in its Individual Capacity but solely as Owner Trustee for RCF 2 Acquisition Trust**, located at 3501 Olympus Boulevard, Suite 500, Coppell, TX 75019, hereinafter referred to as Grantor(s) and **Kenneth Williams**, residing at 5107 Midwood Avenue, Baltimore, MD 21212, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Baltimore City County, State of MD:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 5107 Midwood Avenue, Baltimore, MD 21212

Prior instrument reference: _____, Recorded: _____

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 12 day of May, 2020

U.S. Bank Trust National Association, not in its Individual Capacity but solely as Owner Trustee for RCF 2 Acquisition Trust by: Selene Finance, LP, a Delaware Limited Partnership, as attorney-in-fact



Name: MICHAEL JACKSON

Title: DOCUMENT EXECUTION SPECIALIST

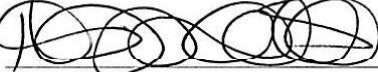
Limited Power of Attorney recorded on _____ under _____

STATE OF TEXAS

COUNTY OF DALLAS

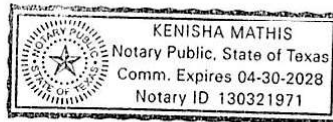
On this 12 day of May 2020, before me, the undersigned Notary Public, personally appeared MICHAEL JACKSON known to me (or satisfactorily proven) to be the DOCUMENT EXECUTION SPECIALIST of U.S. Bank Trust National Association, not in its Individual Capacity but solely as Owner Trustee for RCF 2 Acquisition Trust by: Selene Finance, LP, a Delaware Limited Partnership, as attorney-in-fact and whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they has/have executed the same for the purpose therein contained.

In witness whereof, I have hereunto set my hand and official seal.



Notary Public Kenisha Mathis

My commission expires: 4-30-2028



No title exam performed by the preparer. Legal description and party's names provided by the party.

The signature below is an electronic signature.

Maryland Code: Title 21, Section 21-106(a) "A record or signature may not be denied legal effect or enforceability solely because it is in electronic form."

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED BY, OR UNDER THE SUPERVISION, OF THE UNDERSIGNED MARYLAND ATTORNEY, OR BY A PARTY TO THIS INSTRUMENT.

Laura Goodson

LAURA GOODSON, ESQ.

EXHIBIT A
LEGAL DESCRIPTION

All of the below described lot, piece and parcel of land situate, lying and being in the City of Baltimore, Maryland.

BEGINNING FOR THE FIRST THEREOF ON THE EAST SIDE OF MIDWOOD AVENUE AT THE DISTANCE OF 350 FEET SOUTHERLY FROM THE CORNER TURNED BY THE INTERSECTION OF THE SOUTH SIDE OF BELMONT AVENUE AND THE EAST SIDE OF MIDWOOD AVENUE AND RUNNING THENCE SOUTHERLY BUILDING ON THE EAST SIDE OF MIDWOOD AVENUE 50 FEET; THENCE EASTERLY PARALLEL TO BEAUMONT AVENUE 150 FEET; THENCE NORTHERLY PARALLEL WITH MIDWOOD AVENUE 50 FEET AND THENCE WESTERLY PARALLEL TO BEAUMONT AVENUE 150 FEET TO THE PLACE OF BEGINNING.

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