

Lucid Title & Escrow, LLC
File No. LT26-0890
Tax ID # 26-01-6629D-011

Grantor is a resident of the State of Maryland exempt from tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland

This Deed, made this 8th day of June, 2026, by and between Emmanuel D. Salpeas, GRANTOR, and Jonatan D Guevara, GRANTEE.

— Witnesseth —

That in consideration of the sum of Two Hundred Seven Thousand and 00/100 Dollars (\$207,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, 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:

BEGINNING FOR THE SAME on the East Side of Umbra Street 500 feet wide at a point distant 263 feet southerly from the corner formed by the intersection of the East side of Umbra Street with the South side of Eastern Avenue 100 feet wide said point being in line with the center of the party wall between the house on the lot now being described and the house on the lot adjoining to the Northward and running thence binding on the East side of Umbra Street South 2 degrees 52 minutes 30 seconds East 16 feet to a point in line with the center of the party wall between the house on the lot now being described and the house on the lot adjoining to the Southward thence to and along the center of said last mentioned party wall to the end thereof and continuing the same direction parallel with Eastern Avenue as originally laid out 70 feet wide in all North 87 degrees 05 minutes and 30 seconds East 84 feet to the West side of an alley now laid out 15 feet wide thence binding on the West side of said alley with the use thereof in common and parallel with Umbra Street North 2 degrees 52 minutes and 30 seconds West 16 feet to a point in line with the center of the party wall first herein referred to and thence to and along the center of said first mentioned party wall to the end thereof and continuing the same direction parallel with Eastern Avenue as originally laid out in all South 87 degrees 05 minutes 30 seconds West 84 feet to the place of beginning.

The improvements thereon being known as 515 Umbra Street.
Tax I.D.# 26-01-6629D-011

BEING the same property conveyed to Emmanuel D. Salpeas from Anthony Boias, by Deed dated October 25, 2004, and recorded on November 12, 2004, among the Land Records of Baltimore City, Maryland in Liber 6158, Folio 458.

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 Jonatan D Guevara, as sole owner, in fee simple.

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

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.


Emmanuel D. Salpeas (SEAL)

STATE OF MARYLAND } ss
COUNTY OF BALTIMORE

I hereby certify that on this 8th day of June, 2026, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Emmanuel D. Salpeas, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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



Notary Public
My Commission Expires: 6/27/27

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 Court of Appeals of Maryland.

Joshua A. Asher, Esq.

AFTER RECORDING, PLEASE RETURN TO:
Lucid Title & Escrow, LLC
22 W Pennsylvania Ave
Suite 203
Towson, MD 21204