

AFTER RECORDING RETURN TO:
Kyra Isaacs and Aaron Slaughter
1518 E. 33rd Street
Baltimore, MD 21218

Tax ID#: 09-19-3994-028

DOCUMENT PREPARED BY:
Sage Title Group, LLC
16 Greenmeadow Drive, Suite 200
Timonium, MD 21093
File Number: 439121BRCS

This Deed, MADE THIS 4th day of May, 2026, by and between Jasmarm Investments LLC, party of the first part, and Kyra Isaacs and Aaron Slaughter, parties of the second part.

WITNESSETH, That in consideration of the sum of **FIVE HUNDRED SIXTY NINE THOUSAND AND 00/100 DOLLARS (\$569,000.00)**, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said parties of the second part, in fee simple, as tenants by the entirety, all that parcel of ground situated in **Baltimore City, Maryland** and as described as follows, that is to say:

Beginning at a point on the north side of 33rd Street, at the distance of 570 feet, more or less, from the point of intersection of the north side of 33rd Street and the east side of The Alameda; and running thence easterly along the north side of 33rd Street, 50 feet; thence northerly 120 feet to the south side of a 15-foot alley, with the use thereof in common; thence westerly along the south side of said alley, 50 feet; thence southerly 120 feet to the place of beginning.

The improvements thereon being known as 1518 E. 33rd Street, Baltimore, Maryland 21218.

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BEING the same property which by deed dated November 13, 2025 and recorded among the Land Records of Baltimore City, Maryland in Liber No. 28604, folio 74, was granted and conveyed by Mary Pamela Wallace, Successor Trustee of the Donald C. Davis Living Trust dated July 14, 2021 unto Jasmarm Investments LLC, a Maryland limited liability company

For informational purposes

BEING the same property which by deed dated July 14, 2021 and recorded among the Land Records of Baltimore City, Maryland in Liber No. 23721, folio 24, was granted and conveyed by Donald C. Davis unto Donald C. Davis, Trustee of the Donald C. David Living Trust dated July 14, 2021. The said Donald C. David departed this life on or about June 13, 2025 and pursuant to the terms of said Trust, Pamela Wallace was appointed Successor Trustee.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

SUBJECT TO all rights, easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said parties of the second part, as tenants by the entirety, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

Buyers' Initials:

[Handwritten initials] *[Handwritten initials]* _____

AND the said party of the first part does hereby covenant 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 property hereby granted; and that it will execute such further assurances of the same as may be requisite.

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