

KVS Title, LLC
File No. 26-KVS-13329-CM
Title Insurer: First American Title Insurance Company
Property Address: 307 East Hamburg Street, Baltimore, MD 21230
Tax ID # 24-01-1915-054

This Deed, made this 11th day of JUNE 2026, by and between **Jemma A. Markoff**, party of the first part, Grantor; and **Benjamin David Ross**, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of TWO HUNDRED SIXTY-NINE THOUSAND AND 00/100 DOLLARS (\$269,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, in fee simple, as sole owner, all that lot of ground situate in the **State of Maryland, City of Baltimore**, and described as follows, that is to say:

BEGINNING FOR THE SAME on the southernmost side of Hamburg Street 108 feet 7-3/4 inches Easterly from the corner formed by the intersection of the southernmost side of Hamburg Street and the easternmost side of Riverside Avenue and running thence Easterly binding on the southernmost side of Hamburg Street 15 feet 4-1/4 inches to the center of the partition wall there being, thence Southerly parallel with Riverside Avenue and through the center of the partition wall 80 feet to the northernmost side of an alley 5 feet wide thence Westerly parallel with Hamburg Street and binding on said alley with the use thereof in common 9 feet 8 and 7/8 inches more or less to the fourth line of the first lot of ground described in a Deed dated June 27, 1906, from Jane S. Whitlock, et al, to Augustus Hampson and recorded among the Land Records of Baltimore City in Liber RO 2262, Folio 340, etc., and thence Northerly binding on said line 80 feet, more or less, to the place of BEGINNING.