

Real Estate Settlements & Escrow, LLC
 File No. MD-62436-RESE
 Tax ID # 23-12-1006-026

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Recordation Tax paid \$2,800.00
 08-08-2024 CMU

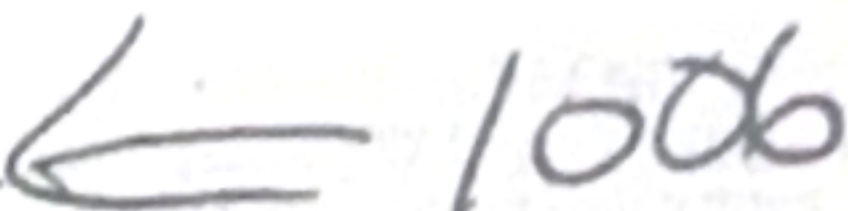
This Deed, made this 19 day of July, 2024 by and between Sahil Khanna and Kenneth Lee, parties of the first part, Grantors and Vivid Visions 4 U, LLC, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of TWO HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars (\$279,900.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Vivid Visions 4 U, LLC, its successors and/or assigns, 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 west side of Light Street at the distance of 53 feet 9 inches southerly from the southwest corner of Light Street and Fort Avenue and at the center of a partition wall there erected thence northwesterly through the center of said partition wall 73 feet to the east side of an alley 10 feet wide there situate; thence southerly binding thereon 9 feet 6 inches to a point where the said side of said alley intersect a line drawn through the center of the partition wall erected on the lot now being described and the lot adjoining on the south; thence southeasterly through the center of said partition wall 73 feet 6 inches to the west side of Light Street and thence northerly on side of Light Street 13 feet 10 inches to the place of beginning.

All taxes for which assessments have been Received have been Paid as of 08-08-2024 CMU
 Director of Finance
 Baltimore City

The improvements thereon being known as 1508 Light Street.  1000

Being the same property which by Deed dated September 22, 2023, and recorded among the Land Records of Baltimore City, Maryland on March 6, 2024, in Liber 26700 Folio 292, was granted and conveyed by Fat Fish Homes, LLC unto Kenneth Lee and Sahil Khanna, the herein Grantors.

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 Vivid Visions 4 U, LLC, its successors and/or assigns, in fee simple.

And the said parties of the first part hereby covenants that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Transfer Tax Division
 Transfer Tax paid \$4,198.50
 08-08-2024 CMU