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Property Title & Escrow, LLC
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City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$900.00
06-26-2024 AA

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$450.00
TOTAL \$510.00
XAC ES
Jul 01, 2024 08:46 am

Tax ID No.: 13-06-3408-036
48-
Order No.: PTE240121MD

DEED OF ASSIGNMENT OF LEASEHOLD INTEREST

THIS DEED OF ASSIGNMENT OF LEASEHOLD INTEREST, made this John DAY OF May, 2024 by 2237 Sara LLC ("Grantors"), UNTO ASHTON MOORE, AS HER SOLE AND SEPARATE PROPERTY ("Grantee").

WITNESSETH, that in consideration of the sum of Ninety Thousand And No/100 Dollars (\$90,000.00), the actual consideration paid and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors do hereby grant and convey to Grantee, its successors and/or assigns, in leasehold, all that parcel of ground situate in Baltimore City, State of Maryland, and described as follows, that is to say:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The improvements thereon being known as 2532 Francis St, Baltimore, MD 21217-1834.

Subject to the payment of Annual Ground Rent in the amount of Eighty-Four And No/100 Dollars (\$84.00) payable SEMI ANNUALLY - DUE ON THE 22ND DAYS OF APRIL AND OCTOBER IN EACH AND EVERY YEAR.

Being the same lot of ground as shown on the deed dated APRIL 15TH, 2019, recorded among the Land Records of Baltimore City, Maryland in LIBER NO. 21050, FOLIO 82, acquired from BEHMORE EQUITIES, LLC, A MARYLAND LIMITED LIABILITY COMPANY.

TOGETHER WITH all of the buildings, structures, facilities, installations and other improvements of every kind and description now or hereafter in, on, over and under the above described property;

AND TOGETHER WITH all easements, covenants, rights, waters, privileges, appurtenances and other rights and benefits associated with the above described property and to all public or private streets, roads, avenues, alleys or passways, open or proposed, in front of, on or abutting the above described property and any other rights-of-way, strips and gores of land to the extent such land is appurtenant to the above described property.

AND Grantors covenant that Grantors have not done or suffered anything whereby the above described property has been encumbered in any way, except (i) for any prior liens or encumbrances which have previously been released and (ii) as set forth as "Title Encumbrances" shown on Exhibit "B" attached hereto and made a part hereof.

AND Grantors do hereby covenant that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

TO HAVE AND TO HOLD the tract of land and premises above described to Grantee, its successors and/or assigns, in fee simple, forever, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantors have executed this Deed of Assignment of Leasehold Interest under seal on the day and year herein first written.

WHEREAS, the undersigned certifies under the penalties of perjury that the following is true to the best of their knowledge, information and belief, that in accordance with §10-912(d)(1)(i) of the Tax-General Article of the Annotated Code of Maryland, they are residents of the State of Maryland.

Deed (Leasehold)
MDD1127.doc / Updated: 01.26.24

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All taxes for which assessments
have been Received have been
Paid as of 06-26-2024 AA
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$1,350.00
06-26-2024 AA