

New Line Title & Escrow Company
File No. **NLT26-22291**
Tax ID # **22-11-1913-010**

This Deed, made this 16 day of July, 2026 by and between **Julie L. Ellis**, party of the first part, Grantor; and **Courtney Morgan Watkins and Aaron Haley**, parties of the second part, Grantees

- Witnesseth -

That for and in consideration of the sum of FIVE HUNDRED TWENTY THOUSAND AND 00/100 (\$520,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Grantees, as tenants by the entirety, their successors and 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 and being known and designated as Lot No. Nine (9) as shown on the Plat entitled, "Re-Subdivision of Lot 1 American Visionary Art Museum (Previously Recorded in Plat P.M.B. No. 3576)", which said Plat is recorded among the Land Records of Baltimore City, Maryland in Plat Pocket Folder No. 3580.

The improvements thereon being known as 1003 Covington Street.

Being the same property which by deed dated August 19, 2013, and recorded among the Land Records of Baltimore City, Maryland on September 18, 2013, in Liber 15639, in Folio 62, was granted and conveyed by DEBORAH S. BREEBACK unto JULIE L. ELLIS.

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 Grantees, as tenants by the entirety, their successors and assigns, in fee simple.

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