

Baltimore City Circuit Court
 MAP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$624.75
 TOTAL \$684.75
 XAC KW
 Oct 27, 2025 10:01 am

Gemini Title & Escrow, LLC

File No. 2025-1892

Tax ID# 13-02-3590-074D

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Transfer Tax Division
 Transfer Tax paid \$3,418.50
 10-15-2025 SS

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Recordation Tax paid \$2,280.00
 10-15-2025 SS

All taxes for which assessments
 have been Received have been
 Paid as of 10-15-2025 SS
 Director of Finance
 Baltimore City

This Deed, made this 30th day of September, 2025, by and between **THOMAS J. KOKOLIS, ESQ., PERSONAL REPRESENTATIVE OF ESTATE OF STELLA MARIE COLES, GRANTOR** and **MARISSA LAUREN LEMIUX, party of the second part, GRANTEE**.

Whereas, Stella Marie Coles, departed this life on or about September 20, 2019, who was the surviving tenant by the entirety of Leroy A. Coles, Sr., who departed this life on or about October 31, 1971.

Whereas, on August 8, 2023 the Register of Wills for the City of Baltimore, State of Maryland (the "Court") granted administration of the Estate to Thomas J. Kokolis, Esq., Personal Representative of the Estate of Stella Marie Coles, in Estate No. 204194.

Whereas, Grantor in the capacity as Personal Representative in the Estate of the Decedent has complete and full power and authority by law, to grant and convey the entire fee simple interest in the hereinafter described property; and

Whereas, as part of the administration of the Estate of the Decedent, Grantor desires to convey the entire fee simple estate in the hereinafter described property to the Grantee.

- Witnesseth -

That in consideration of the sum of TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$249,900.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor as Personal Representative of the Estate of the Decedent, does hereby grant and convey to **Marissa Lauren Lemiux**, in fee simple, all that lot of ground situate in the City of Baltimore, in the State of Maryland and described as follows, that is to say:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

BEING the same property conveyed to Stella Marie Coles by virtue of Ground Rent Merger Deed vesting fee simple title, from The Savings Bank of Baltimore, as dated May 7, 1976 and recorded May 24, 1976 among the Land Records of Baltimore City, Maryland in Liber RHB 3350, folio 530.

AND BEING the same property assigned to Leroy A. Coles, Sr. and Stella Marie Coles, his wife, by virtue of Deed of Assignment vesting leasehold title from William I. Gosnell, as dated June 16, 1971, and recorded June 17, 1971, among the Land Records of Baltimore City, Maryland in Liber RHB 2788, folio 555.

Property Address: 1008 West 43rd Street, Baltimore, MD 21211

Title Insurance: OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

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 **Marissa Lauren Lemiux**, in fee simple.