

Forward Title Services, LLC

File No. 2024-1256

Tax ID # 12-17-3846-061

Underwriter: Fidelity National Title Insurance Company

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$2,830.00
02-26-2024 AA

This Deed, made this 13 day of February, 2024 by and between Richard Campbell, party of the first part, Grantor; and Hannah S. Ravenscroft and Clare Ingersoll, parties of the second part, Grantees.

- Witnesseth -

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$762.50
TOTAL \$822.50
XAC JW
Feb 27, 2024 09:03 am

That for and in consideration of the sum of THREE HUNDRED FIVE THOUSAND AND 00/100 (\$305,000.00), 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 Hannah S. Ravenscroft and Clare Ingersoll, as Joint Tenants with rights of survivorship, their assigns, the survivor of them and the survivor's heirs, personal representatives 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 on the line of the north side of Ilchester Avenue at a point distant 59 feet 8 inches east of Barclay Street which place of beginning is at a point where as the line drawn southerly through the center of the partition wall between the house erected on the lot now being described and the house erected on the lot next adjoining on the west would intersect the line of the north side of Ilchester Avenue and running thence easterly on the line of the north side of Ilchester Avenue and running thereon 14 feet 6 inches to intersect a line drawn southerly through the center of the partition wall between the house erected on the lot now being described and the house erected on the lot next adjoining thereto on the east, thence northerly along said line to and through the center of said partition wall and continuing the same course in all parallel with Barclay Street 78 feet, more or less, to the place of beginning.

The improvements thereon being known as 408 Ilchester Avenue.

Being the same property which by deed dated May 26, 2023, and recorded among the Land Records of Baltimore City, Maryland on September 1, 2023, in Liber 26199, in Folio 162, was granted and conveyed by John A Henderson unto Richard Campbell, the within grantor.

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.

All taxes for which assessments
have been Received have been
Paid as of 02-26-2024 AA
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$4,575.00
02-26-2024 AA

Deed - Individual

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