

Baltimore City Circuit Court
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$800.00
 TOTAL \$860.00
 MB DB
 Nov 18, 2021 12:38 pm

Maryland First Title Ltd
 File No. 2021-09-258
 Tax ID # 27-01-5864-067
 Underwriter: Stewart Title Guaranty Company

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Recordation Tax paid \$1,600.00
 11-17-2021 AA

This Deed, made this 22nd day of October, 2021 by and between Hay-Y Joe Group LLC, a Maryland Limited Liability Company, operating and existing under the laws of the State of Maryland and having an address of 7539 Roxy Drive, Milford Mill, Maryland 21244, party of the first part, Grantor; and Zotole Properties, LLC, a Maryland Limited Liability Company, operating and existing under the laws of Maryland and having an address of 2305 Hamilton Avenue, Baltimore, Maryland 21214, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$160,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor do grant and convey to the said Zotole Properties, LLC, a Maryland Limited Liability Company, its assigns, the survivor of it and the survivor's heirs, personal representatives and assigns, in fee simple, all that parcel of ground situate in the City of Baltimore, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME at a point on the northwest side of Belair Road as widened distant 69.01 feet northeasterly from the intersection of the said northwest side of Belair Road and the northeast side of Moravia Avenue as proposed to be condemned under Ordinance No. 473, approved September 4, 1925, and running thence binding on said northwest side of Belair Road North 42 degrees 06 minutes 24 seconds east 14.58 feet, thence North 42 degrees 00 minutes 58 seconds west 95.63 feet to the southeast side of a 10 foot alley there situate, thence binding on the southeast side of a said 10 foot alley south 47 degrees 59 minutes 02 seconds west 14.5 feet, thence south 42 degrees 00 minutes 58 seconds east 97.12 feet to the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY:
 4604 Belair Road, Baltimore, Maryland 21206
 TAX ID# 27-01-5864-067

TITLE INSURER: Stewart Title Guaranty Company

Being the same property which by deed dated January 12, 2021, and recorded among the Land Records of Baltimore City, Maryland on March 1, 2021, in Liber 22693, in Folio 031, was granted and conveyed by 4606 Belair Road, LLC unto Hay-Y Joe Group LLC.

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 parcel 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 Zotole Properties, LLC, a Maryland Limited Liability Company, its assigns, the survivor of it and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said party of the first part hereby covenant 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.

All taxes for which assessments
 have been Received have been
 Paid as of 11-17-2021 AA
 Director of Finance
 Baltimore City

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Transfer Tax Division
 Transfer Tax paid \$2,400.00
 11-17-2021 AA

WITNESS

By:  (SEAL)
Ayodele Peter Falokun, Member

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