

AFTER RECORDING RETURN TO:
Ioannis Collector
1100 Riverside Avenue
Baltimore, MD 21230
Tax ID#: 24-05-1918-042

DOCUMENT PREPARED BY:
Sage Title Group, LLC
16 Greenmeadow Drive, Suite 200
Timonium, MD 21093
File Number: 442526BRCS

This Assignment, MADE THIS 15th day of July, 2026, by and between
Taylor Allison Tharp, party of the first part, and Ioannis Collector, party of the second part.

WITNESSETH, That in consideration of the sum of **TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS (\$295,000.00)**, the receipt of which is hereby acknowledged, the said party of the first part does grant and assign to the said party of the second part, the leasehold interest in, as sole owner, all that parcel of ground situated in **Baltimore City, Maryland** and as described as follows, that is to say:

All that lot of ground situate in the Baltimore City, State of Maryland and described as follows, that is to say:

Beginning for the same at a point on the West side of Riverside Avenue, formerly known as Johnson street, as laid out 50 feet wide, at the distance of 72 feet from the intersection of said West side of Riverside Avenue with the South side of East Cross Street, said point of beginning being also at the South side of an Alley 4 feet wide there situate and at the Northeast corner of a 2-story brick building erected on the lot now being described and known as No. 1100 Riverside Avenue; and running thence Southerly and binding along the West side of Riverside Avenue for a distance of 9 feet to a point in line with the center of a partition wall there erected between the property on the lot now being described and known as No. 1100 Riverside Avenue and that Lot adjacent to the South and known as No. 1102 Riverside Avenue; and running thence Westerly leaving Riverside Avenue and passing in part along the center of the aforementioned partition wall for a distance of 60 feet to intersect the East side of a brick building there adjoining to the West; and running thence Northerly and binding along the face of said wall for a distance of 9 feet to intersect the south side of the aforementioned 4 foot alley; and running thence Easterly and binding along the South of said 4 foot alley 60 feet to the place of beginning.

This property is leasehold; subject to an annual ground rent in the amount of \$18.00 due and payable in half-yearly installments on the 7th day of January and July in each and every year;

TO HAVE AND TO HOLD: for all the residue of the term of the years yet to come and unexpired therein, with the benefit of renewal forever, subject to the payment of the annual rent of \$18.00 payable half yearly on the 7th days of January and July in each and every year.

The improvements thereon being known as 1100 Riverside Avenue, Baltimore, Maryland.

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BEING the same property which by assignment dated September 17, 2021 and recorded among the Land Records of Baltimore City County, Maryland in Liber No. 23999, folio 264, was granted and assigned by Richard Lafergola unto Taylor Allison Tharp.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

SUBJECT TO all rights, easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said party of the second part, as sole owner, his personal representatives, heirs and assigns, the leasehold interest, for all the residue of the term of years yet to come and unexpired therein with the benefit of renewal forever; subject to the payment of the annual ground rent of Thirty Six and 00/100 Dollars (\$36.00), payable half-yearly on the Seventh day of January and July in each and every year.

Buyers' Initials:

DA _____

AND the said party of the first part does hereby covenant 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.

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WITNESS the hand and seal of the said party of the first part:

WITNESS:

Sharon E. Nolan

Taylor Allison Tharp (SEAL)
Taylor Allison Tharp

STATE OF Maryland, CITY/COUNTY OF Anne Arundel to wit:

I HEREBY CERTIFY, that on this 13th day of July, 2026, before me, the subscriber, a Notary Public of the State of Maryland in and for Anne Arundel County/City, personally appeared **Taylor Allison Tharp** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal:

Sharon E. Nolan
Notary Public

My Commission Expires:

08/15/2029

